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Doc#: 1421056075 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2014 11:43 AM Pg: 1 of 10

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER
OF DEEDS OF COOK COUNTY, ILLINOIS

Village of Northbrook,)
a Municipal Corporation,)
Claimant)
) Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
)
)
) Claim of Lien including
Administrative Costs and
v. Recording Fee in the
Amount of \$2,160.00
)
)
) Bank of America
Property Owner)301 E. Vanderbilt Way
San Bernadrino, CA 92408

NOTICE OF LIEN CLAIM

The VILLAGE OF NORTHBROOK, of Cook County, Illinois, an Illinois municipal corporation, hereby files a claim for lien against the owner or owners of the following described property:

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1. Address: 1616 Ferndale Avenue, Northbrook, Illinois 60062
2. Permanent Real Estate Index No.:04-10-102-021-0000
3. Legal Description: LOT 21 IN BLOCK 3 IN R.S. HAMBLY AND COMPANY'S FOREST VISTA SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A lien is claimed upon the above described land and improvements in the amount of \$1,950.00 for service rendered to the above described premises which fees became due on February 3, 2014, plus a \$150.00 administrative fee charge plus a \$60.00 recording fee charge.

This lien is claimed pursuant to Illinois law and Ordinances of the Village of Northbrook.

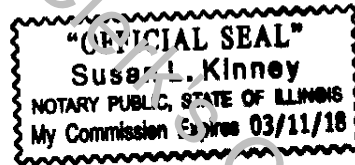
VILLAGE OF NORTHBROOK, ILLINOIS

7-17-14
DATE

Kelly Hamill
SIGNATURE

STATE OF ILLINOIS)
COUNTY OF Lake)

SS:



Kelly Hamill, being first duly sworn on oath, deposes and states that he/she is a representative of the Village of Northbrook; that he/she has read the foregoing Notice of Lien claim and knows the contents thereof; and that all the statements therein are true.

Subscribed & sworn to before me
This 17 day of July, 2014.

SIGNED

Susan L. Kinney
NOTARY PUBLIC

Kelly Hamill
SIGNATURE

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Village of
Northbrook

1225 Cedar Lane Northbrook, Illinois 60062 847.272.5050 Fax 847.272.5068 www.northbrook.il.us

DEVELOPMENT & PLANNING SERVICES**ISSUANCE OF TICKETS - COURT SUMMONS**

Sent Via Certified Mail and Standard First Class

BANK OF AMERICA
301 E. VANDERBILT WAY
SAN BERNARDINO, CA 92408

fs.escalations@bankofamerica.com

fs.resolutioncenter@bankofamerica.com

Date: December 4, 2012

Case CE-12-0100

BANK OF AMERICA,

On **November 2, 2012**, the Village of Northbrook notified you that a complaint was received regarding the property located at **1616 FERNDALE AVE, Northbrook, IL**.

Upon inspection, staff discovered one or more Village Code violations still remain. At this time, we have no choice but to issue the enclosed citation for failure to comply with the following Code violation(s):

Code Section:	Violation:
PM 304.9 - OVERHANG EXTENSIONS	All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
MC 16-1C (12) LANDSCAPE WASTE - DUMPING	The depositing, dumping, abandoning, accumulation or storage of any landscape waste or yard waste on any public property or any private property whether or not the person owns the property.
PM 304.13 - WINDOW, SKYLIGHT AND DOOR FRAMES	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
PM 302.7 - FENCE REPAIR - GENERAL	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
PM 304.7 - ROOFS AND DRAINAGE	Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
PM 304.2 - PAINT/EXTERIOR SURFACE	All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All

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**ADVANCED
TRECARE**

Invoice

**600 Industrial Dr
Lincolnshire, IL 60069**

Phone # (847) 587-8500
Fax # (847) 973-9484

Date 2/3/2014

Invoice # 1031-7828I

office@advanced-treecare.com
www.advanced-treecare.com

**Work Completed: 2/3/14
Due Date: Due upon receipt**

Bill To
Northbrook Public Works 655 Huehl Road Northbrook, IL 60062 847-272-4711

Job Location
1616 Ferndale Bank Owned

Item	Description	Amount
1	Removal of 3 multi trunk back yard Ash, haul debris.	1,600.00
2	Removal of 1 front yard lighting struck dead Red Oak, haul debris.	350.00

APPROVED FOR PAYMENT

Vendor # 02540 Res # _____

PO # 5015725 Acct. # 11-4100-1231-72 Amt. # \$1950.00

Description Bemised infected dead trees in front prop - 1616 Ferndale

Dept. Head/date _____ Finance Dir./date _____

Supervisor Jerry Kichocki Date 2-4-14

Send ck to PW

-Add'l
after PC
has
write

Payment Method: Cash, Check, or Credit. Payable to Advanced Tree Care **Total** \$1,950.00

Payment due within 15 days of completion date	Payments/Credits \$0.00
	Balance Due \$1,950.00

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FINANCE DEPARTMENT
 1225 CEDAR LANE
 NORTHBROOK, IL 60062-4582



PURCHASE ORDER NO.
S015125

847-272-5050 4232

PURCHASE ORDER

ISSUE DATE
11/20/13

VENDOR NO.	ADDRESS NO.	DELIVERY REQUIRED	TERMS	SHIP VIA	F.O.B.	REQUISITION NO.
02540	0	11/20/13				

ISSUED TO ADVANCED TREE CARE
 MIKE BRAMUCCI
 P.O. BOX 541
 SPRING GROVE, IL 60081

SHIP TO PUBLIC WORKS DEPARTMENT
 655 HUEHL ROAD
 NORTHBROOK, IL 60062-2305

FOR MORE INFORMATION CONTACT: PUBLIC WORKS DEPARTMENT TELEPHONE NO.: 847-272-4711

ITEM NO.	QUANTITY	U / M	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1			REMOVAL OF PRVT. EAB/HAZARD TREE-1616 FERNDALE ACCOUNT DISTRIBUTION: 11-4100-531-72	1950.00 1950.00	1950.00
			E9998141606	SUB-TOTAL	1950.00
				TAX	0.00
			SHIPPING AND HANDLING CHARGE		0.00
THIS ORDER IS EXEMPT FROM SALES AND USE TAX.				TOTAL OF PURCHASE ORDER	
AREA : TERRY CICHOCKI				1950.00	

INSTRUCTIONS TO THE VENDOR:

1. Purchase order number must appear on all invoices, packing slips and correspondence.

IWONA PETRYSZAK

PURCHASING AGENT

11/26/13

DATE

AUTHORIZED SIGNATURE

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QUOTATION SUMMARY

ITEM DESCRIPTION

INVOICE # _____

- 1. Removal of 31+ 3" DB Star Brighter - 4. _____
- 2. 1616 Fernside 5. _____
- 3. * Enclosure - Property will be removed 6. _____

COMPANY, PHONE # & CONTACT PERSON	DATE	ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	TOTAL
Advanced Tree Svc.	11/22/13	1952.00						\$1,952.00
Waco Johnson		855.00						
Waco Johnson		350.00						

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P.O. # 5015125 Account Number 11-4100-931-72 Amount of Purchase Order \$1952.00 Budget Amount Left \$47315.31 Approved By: PR 11-21-13

Vendor Name Advanced Tree Vendor # 02546

Signature: [Signature] Date: 11/22/13

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Ferndale Hardship Case Bid Comparison

EAB tree removals as mandated by notice by Village

Ferndale Private EAB Quote Comparisons						
Address	Resident Name	Vendor	Price	Advanced Tree Low Bid	Winkler's Low Bid	
1616 Ferndale	Bank Owned	Advanced Tree	\$1,950			\$12,252.50
3 Ash in Backyard	1 Oak in front	Nels Johnson	\$2,550			\$1,085
To be done by Robin Hill Realty 8/19/13		Winklers	\$3,800			
1627 Ferndale	Vadim Ratner	Advanced Tree	\$2,967.50			
8 Ash front and Back		Nels Johnson	\$5,550			
		Winklers	\$7,500			
1630 Ferndale	Patrick Johnston	Advanced Tree	\$3,645			
11 Ash front and Back		Nels Johnson	\$5,855			
		Winklers	\$7,950			
1636 Ferndale	Alicia Deneffe	Advanced Tree	\$3,690			
10 Ash front and back		Nels Johnson	\$6,740			
		Winklers	\$8,955			
1644 Ferndale	Bella Katz	Winklers	\$1,085			
2 Ash in front		Nels Johnson	\$1,250			
		Advanced Tree	\$1,300			

Property of Cook County Clerk's Office

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP

PLAINTIFF

)
)
)
)
) NO. 09 CH 40997
)
) 1616 FERNDALE AVENUE
) NORTHBROOK, IL 60062
)
) CALENDAR
) 55

VS

ELIZABETH KINDY; UNKNOWN HEIRS AND
LEGATEES OF REX THOMAS KINDY, IF ANY;
UNKNOWN OWNERS AND NON RECORD CLAIMANTS
; DOROTHY KINDY; SAMANTHA LYNN KINDY;
STATE OF ILLINOIS; WILLIAM BUTCHER,
SPECIAL REPRESENTATIVE ;

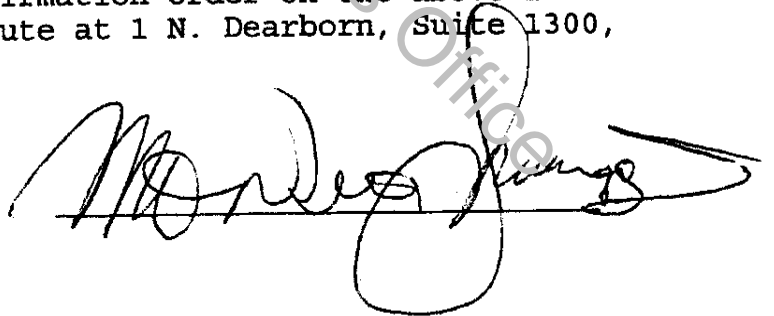
DEFENDANTS

NOTICE OF MAILING OF THE CONFIRMATION ORDER

VILLAGE OF NORTHBROOK
SB1894
1225 CEDAR LANE
NORTHBROOK, IL 60062

C/O DEBBIE FORD

I, Monica Spraggins the undersigned, being a non attorney, under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, certifies that on 12-17, 2013, via U. S. Mail with proper postage before 5:00 p.m., I mailed the Confirmation Order on the above referenced matter by depositing in the mail chute at 1 N. Dearborn, Suite 1300, Chicago, IL 60602.



PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 N. Dearborn
Suite 1300
Chicago, IL 60602
312/346-9088
PA0909608

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Pierce & Associates File Number # 0909608
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

Attorney # 91220

BANK OF AMERICA, NA SUCCESSOR BY MERGER TO)	
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE)	
HOME LOANS SERVICING LP)	Plaintiff,
	09 CH 40997
vs.)	Calendar 55
ELIZABETH KINDY; UNKNOWN HEIRS AND LEGATEES)	
OF REX THOMAS KINDY, IF ANY; UNKNOWN OWNERS)	
AND NON RECORD CLAIMANTS; DOROTHY KINDY;)	
SAMANTHA LYNN KINDY; STATE OF ILLINOIS;)	
WILLIAM BUTCHER, SPECIAL REPRESENTATIVE;)	
	Defendants,

1616 FERNDALE AVENUE,
NORTHBROOK, IL 60062

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOC., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.
2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.
3. The real property that is the subject matter of this proceeding is a vacant single family residence.
4. The real property was last inspected by movant or movant's agent on: January, 18, 2013
5. This Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said Sale.

IT IS THEREFORE ORDERED:

- A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's commission is approved for distribution;
- B. There shall be an IN REM deficiency judgment entered in the sum of (\$2,144.39), with interest thereon as by statute provided, against the subject property;
- C. That, by reason of the above sale deficiency bid, the Special

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Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

D. A Deed shall be issued by the Officer conducting this sale immediately following the entry of this Order and after full payment of the bid amount, to successful bidder BANK OF AMERICA, NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 21 IN BLOCK 3 IN R. S. HAMBLY AND COMPANY'S FOREST VISTA SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 1616 FERNDALE AVENUE, NORTHBROOK, IL 60062.

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to immediate possession;

F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

G. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

H. That the Municipality or County may contact the below with concerns about the real property:

BANK OF AMERICA, NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP c/o Gerry Checky 2375 Glenville Drive, Richardson, TX 75082 Mail Stop TX2-983-01-01 (214) 209-6930

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial or Sheriff Deed issued hereunder without any exemption stamps.

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn Street
Thirteenth Floor
Chicago, Illinois 60602
Attorney Code #91220
(312) 476-5500
0909608

DATED: Judge Alfred M. Swanson, Jr.

MAR 25 2013

ENTER:

Circuit Court 2035

JUDGE