

# UNOFFICIAL COPY



PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Our File Number: 45381

Doc#: 1504016075 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 02/09/2015 03:52 PM Pg: 1 of 3

For recorder box only

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

FIRST MIDWEST BANK,

Plaintiff,

v.

BRIAN P. SAUTER A/K/A BRIAN P. SAUTTER,  
SHIBUI SOUTH CONDOMINIUM ASSOCIATION,  
UNKNOWN OWNERS AND NONRECORD  
CLAIMANTS,

Defendants.

No. 2013 CH 03145

Vacant Residential  
Condominium

15805 Peggy Lane, Unit 12  
Oak Forest, IL 60452

### ASSIGNMENT OF CERTIFICATE OF SALE

For and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledge, the undersigned, FIRST MIDWEST BANK, a corporation organized and existing by virtue of the Law of the State of Illinois, hereinafter referred to as "Assignor", has agreed to and by these presents does hereby sell, assign, set over and convey to **SYNERGY PROPERTY HOLDINGS LLC.**, One Pierce Place Suite 1500, Itasca, IL 60143, hereinafter referred to as "Assignee", the within and foregoing Certificate of Sale issued pursuant to a decree entered in the Circuit Court of Cook County, Case Number 2013 CH 03145, and all rights, title and interest thereunder, recorded {00191893}

# UNOFFICIAL COPY

at the Office of the Recorder of Deeds of Cook County, as Document Number 1500829080 pertaining to property legally described as follow:

UNIT NUMBER 6-12 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984 AND KNOWN AS TRUST NUMBER 61991 RECORDED MARCH 5, 1993, AS DOCUMENT 93168945 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15805 Peggy Lane, Unit 12, Oak Forest, IL 60452  
P.I.N.: 28-17-416-009-1072

The undersigned Assignor, FIRST MIDWEST BANK has further agreed to and by these presents does hereby represent, covenant and warrant to the said Assignee that there are no intervening or outstanding rights, title and interest in said Certificate of Sale prior or superior to said Assignee's rights, title and interest therein, and that said SYNERGY PROPERTY HOLDINGS, LLC, as Assignee, will upon expiration of the statutory period of redemption, if no redemption shall have been made, be entitled to a Deed conveying to said Assignee on delivery thereof merchantable fee simple title to the real estate described in said Certificate of Sale; and Assignor does further covenant and agree to defend and save harmless said and his successors in office, and assigns, from and against any and all loss and damage arising out of or in any manner attributable to any intervening and outstanding equities prior to said Assignee's rights, title and interest in said Certificate of Sale as said Assignee.

{00191893}

