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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: 45242

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



Doc#: 1504818040 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2015 11:04 AM Pg: 1 of 4

FOR RECORDER BOX ONLY

AMERICAN MIDWEST BANK, AS SUCCESSOR IN INTEREST TO THE AMERICAN NATIONAL BANK OF DE KALB COUNTY

Plaintiff,

v.

WAJIH J. ALKAYED; SAWSAN Y. MAT;
CLOISTER CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NONRECORD CLAIMANTS

Defendants.

No. 12 CH 39254

Owner Occupied Residential
4909 West 109th Street, Unit 303
Oak Lawn, IL 60453

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 acknowledged, the undersigned, AMERICAN MIDWEST BANK, AS SUCCESSOR IN INTEREST TO THE AMERICAN NATIONAL BANK OF DE KALB COUNTY, 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 CDBNA, LLC, an Illinois Limited Liability Company, 1985 De Kalb Avenue, Sycamore, IL 60178, 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 12 CH 39254, and all rights, title and interest thereunder, (00193353)

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recorded at the Office of the Recorder of Deeds of Cook County, as Document Number 1501519109

pertaining to property legally described as follows:

UNIT NUMBER 13-303 IN CLOISTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BEKTA AND O'MALLEY'S CONSOLIDATION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP (HEREINAFTER REFERRED TO AS DECLARATION) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25475180 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION.

Commonly known as: 4909 West 109th Street, Unit 303, Oak Lawn, IL 60453

P.I.N.: 24-16-409-051-1155

The undersigned Assignor, AMERICAN MIDWEST BANK, AS SUCCESSOR IN INTEREST TO THE AMERICAN NATIONAL BANK OF DE KALB COUNTY, 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 CDBNA, 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 CDBNA, LLC and its 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.

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IN WITNESS WHEREOF, the said AMERICAN MIDWEST BANK, A SUCCESSOR IN INTEREST TO THE AMERICAN NATIONAL BANK OF DE KALB COUTY, has caused its corporate seal to be hereunto affixed and has caused its name to be signed by its Executive Vice President and attested by its Executive Vice President, this 21st day of January, A.D. 2015.

BY: 
Executive Vice President

(ATTEST)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned Notary Public in and for the county and state aforesaid do hereby certify that Timothy E. Beasley, personally known to me to be the Executive Vice President of American Midwest Bank, As Successor In Interest To The American National Bank of De Kalb County, and personally known to me to be the same person whose name is subscribed to the within and foregoing instrument, appeared before me this day in person and severally acknowledged that as such Executive Vice President of said corporation he executed said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of January, A.D. 2015.




NOTARY PUBLIC

My Commission Expires
5/30/17

THIS INSTRUMENT PREPARED BY:
GOMBERG, SHARFMAN, GOLD AND OSTLER, P.C.
208 S. LaSalle St.
Suite 1410
Chicago, IL 60604
(312) 332-6194 Ext 22/34/32/58

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Tamera A. Durst
Administrative Assistant
Dianne C. Marsden

January 22, 2014

VIA EMAIL & U.S. MAIL

Luis A. Hiraldo, Legal Assistant
Gomberg, Sharfman, Gold & Ostler, P.C.
208 S. LaSalle Street, Suite 1410
Chicago, IL 60604-1253

Re: AMB v. Wajih J. Alkayed & Sawsan Y. Mat
4909 W. 109th Street, Unit 303, Oak Lawn, IL 60453
Your File No. 45241

Dear Mr. Hiraldo:

Attached is a scanned copy of the Assignment of Certificate of Sale which has been signed by Mr. Beasley; with a copy of this correspondence, we are mailing it to you this afternoon. If you do not receive it in a timely fashion, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard D. Larson".

Richard D. Larson

RDL/tad
Enclosures

cc: Timothy E. Beasley, Executive VP, American Midwest Bank (via email)
Katharine M. Peterson, General Counsel, American Midwest Bank (via email)