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PREPARED BY MAIL TO:

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2015 09:44 AM Pg: 1 of 5

Mail to +
**ADDRESS OF GRANTEE
AND TAX BILLS TO:**

Heartland Bank and Trust Company
c/o Rich DiBernardo
4456 Wolf Road
Western Springs, IL 60558
(708-246-2200)

1604

C.P.I. (D)

15NW7115015 WC

JUDGE'S DEED

Darryl B. Simko, a Judge of the Circuit Court of Cook County, Illinois, having found that Sultan A. Gilani, an individual, and Gulbanu S. Gilani, an individual, convey their interest in the real estate commonly known as 13830 S. Pulaski Road, Crestwood, IL 60445 to Heartland Bank and Trust Company by the Stipulation and Agreed Order of Consent Foreclosure entered in the matter of *Heartland Bank and Trust Company v. Synergy Oil, Corp., et al*, in the Circuit Court of Cook County, Illinois, Case No. 14 CH 0951, and by the power and authority vested in me as Judge in the Circuit Court of Cook County, Illinois to execute and deliver a Judge's Deed in accordance with Section 5/2-1304(b) of the Illinois Code of Civil Procedure (735 ILCS 5/2-1304(b)) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY to Heartland Bank and Trust Company, of the City of Western Springs, County of Cook, State of Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Legal Description attached hereto as Exhibit "A"
Stipulation and agreed order to consent attached hereto as Exhibit B

Commonly known as: 13830 S. Pulaski Road, Crestwood, Illinois 60445
Permanent Index Number: 28-03-204-006-0000

TO HAVE AND TO HOLD said premises, with all appurtenances thereunto belonging to all improvements thereon, unto Heartland Bank and Trust Company forever.

Dated this 19 day of February, 2015.

D. B. Simko

JUDGE
1st Judicial Circuit Court, Cook County, IL

TAX EXEMPT PURSUANT TO PARAGRAPH L
SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

February 19 2015 *R. DiBernardo*
Date Agent

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EXHIBIT A – LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE THAT LIES EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY 1-294, AS WIDENED PER CONDEMNATION CASE NO. 58S8539, WITH THE SOUTHERLY LINE OF MIDLOTHIAN TURNPIKE, SAID SOUTHERLY LINE BEING A LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID MIDLOTHIAN TURNPIKE; THENCE NORTH 73 DEGREES 28 MINUTES 48 SECONDS EAST 66.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 18 DEGREES 10 MINUTES 39 SECONDS EAST 32.00 FEET; THENCE NORTH 70 DEGREES 49 MINUTES 21 SECONDS WEST 65.96 FEET TO SAID EASTERLY OF THE ILLINOIS STATE TOLL HIGHWAY 1-294, THENCE NORTHWESTERLY 33.28 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE OF 5584.58 FEET RADIUS CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 19 DEGREES 10 MINUTES 15 SECONDS WEST, TO A POINT; THENCE NORTH 18 DEGREES 26 MINUTES 41 SECONDS WEST 1.78 FEET, TO HEREIN DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND EXCEPTING THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 SAID POINT BEING 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 33 MINUTES 42 SECONDS WEST 53.60 FEET ALONG SAID SOUTH LINE, TO THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY 1-294, AS WIDENED PER CONDEMNATION CASE NO. 58S8539; THENCE NORTHWESTERLY 23.67 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE OF 5584.58 FEET RADIUS CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 23 DEGREES 48 MINUTES 50 SECONDS WEST; THENCE NORTH 66 DEGREES 08 MINUTES 36 SECONDS EAST 69.08 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE AND 50 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS WEST 50.00 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING, AND ALSO, THAT PART OF LOT 1 LYING EAST OF THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY 1-294 AS WIDENED PER CONDEMNATION CASE NO. 58S8539 AND LYING WEST OF THE EAST 17 FEET OF SAID LOT 1 IN ARTHUR T. MCINTOSH'S BLUE ISLAND FARMS SUBDIVISION IN SAID SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND EXCEPTING THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3 AFORESAID, LYING SOUTHERLY OF THE CENTER LINE OF THE MIDLOTHIAN TURNPIKE, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 16 MINUTES 32 SECONDS WEST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE ILLINOIS COORDINATE SYSTEM OF 1983, EAST ZONE), 68.69 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 26 DEGREES 11 MINUTES 26 SECONDS WEST, 38.04 TO THE POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 57 MINUTES 59 SECONDS WEST, 32.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY; THENCE NORTHWESTERLY 429.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5584.58 FEET AND A CHORD BEARING NORTH 22 DEGREES 53 MINUTES 45 SECONDS WEST, 428.97 FEET; THENCE NORTH 68 DEGREES 33 MINUTES 45 SECONDS EAST, 45.07 FEET; THENCE SOUTH 20 DEGREES 58 MINUTES 17 SECONDS EAST, 403.61 FEET; THENCE SOUTH 26 DEGREES 11 MINUTES 26 SECONDS EAST, 22.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Feb 19, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]
this 19 day of Feb.

2015
[Signature]
Notary Public

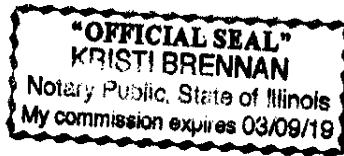


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Feb 19, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said [Signature]
this 19 day of Feb.

2015
[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION***Exhibit B*

HEARTLAND BANK AND TRUST COMPANY,)
 as assignee of the Federal Deposit Insurance)
 Corporation in its capacity as Receiver for Bank of)
 Shorewood,)

Plaintiff,)

v.)

Case No. 14 CH 00951)

SYNERGY OIL, CORP., an Illinois corporation;)
 SULTAN A. GILANI, an individual; GULBANU)
 S. GILANI, an individual; LUKE OIL CO.,)
 INC., an Indiana corporation; EAST WEST)
 CAPITAL ADVISORS COMPANY, an Illinois)
 corporation; CLEAR CHANNEL OUTDOOR,)
 INC., a Delaware corporation; UNKNOWN)
 TENANTS; UNKNOWN OWNERS; and)
 NON-RECORD CLAIMANTS,)

Defendants.)

Calendar 5813830 S. Pulaski Road
Crestwood, IL 60445**STIPULATION AND AGREED ORDER OF CONSENT FORECLOSURE**

This matter coming to be heard pursuant to stipulation by and among Plaintiff, HEARTLAND BANK AND TRUST COMPANY, as assignee of the Federal Deposit Insurance Corporation in its capacity as Receiver for Bank of Shorewood ("Plaintiff"), and Defendants SULTAN A. GILANI, an individual, and GULBANU S. GILANI (collectively, the "Mortgagors"); and SYNERGY OIL, CORP., an Illinois corporation ("Borrower"). Plaintiff, Borrower, and Mortgagors are collectively referred to herein as the "Parties." The Parties having stipulated and agreed to entry of Consent Foreclosure, with notice, the Court being fully advised:

IT IS HEREBY STIPULATED AND AGREED:

1. Pursuant to 735 ILCS 15/5-1402 Mortgagors, request, accept and stipulate to Consent Foreclosure of the mortgage recorded in the Office of the Recorder of Deeds of Cook County as Document No. 0731011026 on November 6, 2007 (the "Mortgage"), against certain real property located at 13830 S. Pulaski Road, Crestwood, Illinois 60445 (the "Property"), waiving all counterclaims, rights to periods of redemption, and any other available defenses to foreclosure.
2. Plaintiff agrees to waive and hold harmless the Mortgagors from personal deficiency judgments to satisfy the Mortgage only as to the Property.
3. Pursuant to 735 ILCS 15/5-1402, the Parties hereby request that this Court execute judicial deeds conveying the Property to Plaintiff, being not aware of any other party


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claiming a superior interest in the Property, nor any just reason preventing the Court from executing said judicial deeds.


- 4. Plaintiff's interest in the collateral which is the subject of the Security Agreement executed by Borrower and described in Count V of Plaintiff's Complaint is found to be superior to the interests of any other parties named as defendants in this lawsuit, and Plaintiff is granted immediate possession of the collateral which is the subject of Count V of Plaintiff's Complaint.

IT IS THEREFORE ORDERED that by and between Plaintiff and Mortgagors, this matter shall proceed to entry of Consent Foreclosure and the Court shall executed judicial deeds conveying the Property to Plaintiff.

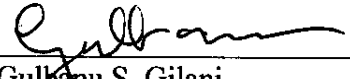
SULTAN A. GILANI
an individual,

By: 
Sultan A. Gilani

HEARTLAND BANK AND TRUST
COMPANY,
an Illinois bank

By: 
Attorney for Heartland Bank and Trust
Company

GULBANU S. GILANI,
an individual

By: 
Gulbanu S. Gilani

Robert L. Dawidiuk
The Collins Law Firm, P.C.
1770 Park Street, Suite 200
Naperville, IL 60563
(630) 527-1595
Cook County Attorney No. 32920

Entered this 19 day of FEBRUARY, 2015


JUDGE ASSOC JUDGE DARRYL B. SIMKO

FEB 19 2015

CIRCUIT COURT 1823