

# UNOFFICIAL COPY



Doc#: 1522601009 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2015 09:31 AM Pg: 1 of 5

## JUDICIAL DEED COOK COUNTY

This Document was Prepared By:  
Jeffrey W. Finke  
55 West Wacker Drive  
Suite 1400  
Chicago, Illinois 60601-1799

Mail To:  
Brenda Helms  
General Counsel  
Albany Bank and Trust Company, N.A.  
3400 West Lawrence Avenue  
Chicago, Illinois 60625-5188



## CONSENT FORECLOSURE JUDICIAL DEED

THIS INDENTURE WITNESSETH,

WHEREAS, pursuant to a Judgment of Consent Foreclosure entered on ~~April~~ <sup>May</sup> 4, 2015, by the Circuit Court of Cook County in a certain cause for foreclosure of mortgage, Case No. 14 CH 20447, entitled Albany Bank and Trust Company, N.A., v. Flavius Ardelean; Simona Ardelean; Community First Bank nka Northbrook Bank and Trust Company; DCFS Trust; Equable Ascent Financial, LLC; Portfolio Recovery Associates, L.L.C.; American Enterprise Bank; Unknown Owners; and Non-Record Claimants at 3925 W Albion Avenue, Lincolnwood, IL 60712, the Plaintiff has waived its right to a deficiency; and

WHEREAS, all redemption and reinstatement periods have been waived by the Mortgagors;

NOW, THEREFORE, in consideration of the premises and pursuant to and under the authority of the Judgment of Consent Foreclosure, the GRANTOR, a presiding Judge of The Circuit Court of Cook County, Illinois, County Department, Chancery Division does hereby CONVEY to the GRANTEE, **3400 W. LAWRENCE, LLC - LINCOLNWOOD, 3400 West Lawrence Avenue, Chicago, Illinois 60625**, the assignee of Albany Bank and Trust Company, N.A., the premises that are situated in the County of Cook and State of Illinois, TO HAVE AND TO HOLD FOREVER and as described as follows:

REAL ESTATE TRANSFER TAX		03-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

10-35-317-015-0000 | 20150701609723 | 0-055-622-528

CFREC - 15 WSA 794207 PRO 1/2 CC

S. Y  
P. 5/3/15  
N  
INT

BOX 334 CTN

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LOTS 8 AND 9 IN BLOCK 2 IN CRAWFORD DEVON SUBDIVISION FIRST ADDITION BEING A SUBDIVISION OF LOTS 25 AND 27 TO 31 INCLUSIVE IN JOHN PROESEL ESTATE PARTITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 10-35-317-015-0000 and 10-35-317-016-0000.

Property Address: 3925 W. Albion Avenue, Lincolnwood, IL 60712

This Instrument is exempt from all transfer taxes (whether state or local, including but not limited to section 31-45(l) of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(l)) and the Recorder of Deeds shall permit immediate recording of this Instrument without any exemption stamps.

Date: May 4, 2015.

  
\_\_\_\_\_  
Jeffrey W. Finke, Esq.

All rights under the Homestead Exemption laws of the State of Illinois are released and waived pursuant to section 8 of the loan extension agreements between mortgagee Albany Bank and Trust Company, N.A. and mortgagors Flavius Ardelean and Simona Ardelean.

The premises are transferred subject only to unpaid general real estate taxes and to any unpaid special assessments, and all easements, reservations and restrictions on record.

The following information is set forth in conformance with section 15-1509.5 of the Illinois Mortgage Foreclosure Law:

Albany Bank and Trust Company, N.A. (mortgagee)  
Igor Vorobeychik, Loan Officer (contact person)  
3400 West Lawrence Avenue  
Chicago, IL 60625  
(773) 267-7300

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Dated this 4th day of May, 2015.



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**Judge Daniel Patrick Brennan,**  
Judge of the Circuit Court of Cook  
County, Illinois, County Department,  
Chancery Division

Mail Real Estate Tax Bill to:

3400 W. Lawrence, LLC – Lincolnwood  
3400 W. Lawrence Avenue  
Chicago, Illinois 60625

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

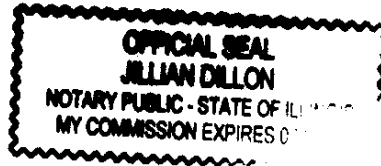
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the attached document is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity as a person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

Dated: 7/19, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of July, 2015.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the attached document 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, or other entity as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 7/29, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of July, 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.

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT  
AND NON-EXEMPT DEEDS

Village of Lincolnwood  
Attention: Water Billing Division  
6900 North Lincoln Avenue  
Lincolnwood, Illinois 60712

## VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ardeley Eivius / Albany Bank

Mailing Address: 3925 Albion  
Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 3925 Albion  
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-317-015-0000

Water Account Number: 101884-000

Date of Issuance: 7/30/2015

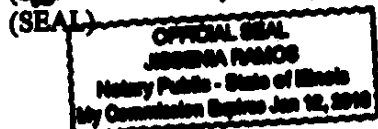
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 07/30/2015 by Jessenia Ramos

By: Robert J. Merkel  
Robert J. Merkel  
Finance Director

Jessenia Ramos  
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.