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Memorandum of Judgment

IN THE CIRCUIT COURT OF
WILL COUNTY, ILLINOIS

FirstMerit Bank, N.A., as successor in
interest to Midwest Bank and Trust
Company,

Plaintiff,

v.

Huda Builders, LLC, Asif Sabri, Ahmed
A. Karim, Mushtaq Bhatti, Abdul
Memon, Muhammad Muzammil
Siddique, *et al*,

Defendants.

Doc#: 1529216067 Fee: \$46.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2015 03:52 PM Pg: 1 of 5

Recorder's Stamp

Case No. 10-CH-786

NOTICE OF JUDGMENT

On April 30, 2013, a judgment in the amount of \$664,007.97 was entered in the Circuit Court for the 12th Judicial Circuit, Will County, Illinois, Case No. 10-CH-786, in favor of FirstMerit Bank, N.A., as successor in interest to Midwest Bank and Trust Company ("*FirstMerit Bank*") and against Ahmed A. Karim. A copy of the Judgment is attached hereto as **Attachment A**. The Judgment is to be recorded against all real property owned by Ahmed Karim, including but not limited to, those parcels identified on the following page.

PREPARED BY:

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PARCEL 1:

UNIT NO. 2-101, IN STEEPLE HILL CONDOMINIUM, AS DELINEATED UPON THE SURVEY OF THE FOLLOWING REAL ESTATE: LOT 1 OF HOFFMAN ESTATES APARTMENTS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" T THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 07-16-200-046-1045

Commonly known as: 1165 Meadow Lane, #101, Hoffman Estates, Illinois, 60194

PARCEL 2:

UNIT NO. 9-108 IN STEEPLE HILL CONDOMINIUM, AS DELINEATED UPON THE SURVEY OF THE FOLLOWING REAL ESTATE: LOT 1 OF HOFFMAN ESTATES APARTMENTS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 07-16-200-046-1255

Commonly Known as: 555 Hill Drive, #108, Hoffman Estates, Illinois, 60194

PARCEL 3:

UNIT 2-115 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STEEPLE HILL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25288100, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 07-16-200-046-1079

Commonly known as: 1195 Meadow Lane, #115, Hoffman Estates, Illinois 60194

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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
WILL COUNTY, ILLINOIS

FIRSTMERIT BANK, N.A., successor in interest)
to Midwest Bank and Trust Company,)
Plaintiff,)

v.)

Case No. 10 CH 786

HUDA BUILDERS, LLC; ASIF SABRI, AHMED)
A. KARIM; MUSHTAQ BHATTI; ABDUL)
MEMON; MUHAMMAD MUZAMMIL)
SIDDIQUI, a/k/a MUZAMMIL SIDDIQUI;)
LIGHTHOUSE POINTE HOMEOWNERS)
ASSOCIATION, INC.; UNKNOWN OWNERS,)
And NON-RECORD CLAIMANTS,)
Defendants.)

John Q. Spillman
CLERK OF CIRCUIT COURT
WILL COUNTY, ILLINOIS
COURT ANNEX

2013 APR 30 PM 3:32

FILED

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE, AND ORDER FOR POSSESSION**

THIS CAUSE comes to be heard on the motion of Plaintiff/Mortgagee, FirstMerit Bank, N.A., successor-in-interest to Midwest Bank and Trust Company ("Plaintiff"), for the entry of an Order pursuant to 735 ILCS 5/15-1508 approving the Report of Sale and Distribution, and confirming the foreclosure sale of the mortgaged real estate (hereinafter described as the "Property") that is the subject of the matter captioned above.

1. The Property is legally described as follows:

LOTS 114, 123, 124 AND 155 IN LIGHTHOUSE POINTE PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 2004 AS DOCUMENT NUMBER R2004-188115, IN WILL COUNTY, ILLINOIS.

2. The Property consists of vacant land.

3. The Property was last inspected by Plaintiff's agent on February 13, 2013.

Due notice of said motion having been given, the Court, having examined the 1st Amended Report of Sale and Distribution (the "Report"), and being fully advised in the premises, FINDS AS FOLLOWS:

1. That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law ("IMFL") (735 ILCS 5/15-1507(c)) were given;

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2. That the Property is not "Residential Property" at the term is defined in Section 1219 of the IMFL (735 ILCS 5/15-1219);
3. That the periods of redemption and reinstatement expired without same having been made;
4. That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;
5. That said sale was fairly and properly made;
6. That Will County Sheriff (the "Sheriff") has in every respect proceeded in accordance with the terms of this Court's Judgment of Foreclosure;
7. That the successful bidder is entitled to a deed of conveyance and possession of the Property; and
8. That justice was done.

IT IS THEREFORE ORDERED:

1. That the sale of the Property, and the Report filed by the Sheriff, are hereby approved, ratified, and confirmed;
2. That the proceeds of the sale shall be distributed in accordance with the Plaintiff's Motion for Confirmation of Foreclosure Sale filed in this matter;
3. That Plaintiff's advances, fees, and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of the sale, if any, are approved, ratified, and confirmed;
4. That the proceeds of said sale were insufficient to satisfy the judgment;
5. That there shall be an IN PERSONAM deficiency judgment entered in the sum of \$664,077.97, with interest thereon as provided by statute, against Huda Builders, LLC, Asif Sabri, Ahmed A. Karim, Mushtaq Bhatti, Abdul Memon, and Muhammad Muzammil Siddiqui, a/k/a Muzammil Siddiqui, as provided by Section 1508(e) of the IMFL (735 ILCS 5/15-1508(e)); and
6. That upon confirmation herein and upon request by Plaintiff, and provided that all required payments have been made pursuant to Section 1509(a) of the IMFL, 735 ILCS 5/15-1509(a), the Selling Officer shall execute and deliver to Plaintiff, or its assign, deeds sufficient to convey title.

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IT IS FURTHER ORDERED:

1. That 735 ILCS 5/9-117 is not applicable to this Order entered pursuant to Article 15 of the IMFL;
2. That the Deeds to the Property to be issued to Plaintiff, or its assign, is a transaction that is exempt from all transfer taxes, either state or local, and the Will County Recorder of Deeds is ordered to permit immediate recordation of the Deeds issued hereunder without any exemption stamps;
3. That Plaintiff, or its assign, is entitled to, and shall have possession of, the Property from the entry of this Order, without further Order of the Court, as provided in Section 1701 of the IMFL (735 ILCS 5/15-1701);
4. That in the event possession is withheld, the Sheriff of Will County is directed to evict and dispossess Huda Builders, LLC from the Property without further Order of Court;
5. That no occupants other than those named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;
6. That Plaintiff shall mail a copy of this Order within seven (7) days to the last known address of the Mortgage; and
7. The Municipality or County may contact the following with concerns about the Property:

Thomas Hackett
 Senior Vice President
 FirstMerit Bank
 236 W Lake Street
 Bloomingdale, Illinois 60108
 630-622-5925

ENTER: 

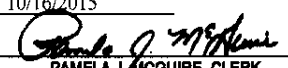
 Judge
 Date: 1/30, 2013

Prepared by:
 Atty. No.: 6292944
 Name: Aronberg Goldgehn c/o Katherine A. Attebery
 Atty. for: Plaintiff
 Address: 330 N. Wabash Ave, Suite 1700
 City/State/Zip: Chicago, Illinois 60611
 Telephone: (312) 828-9600

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I, PAMELA J. MCGUIRE, CLERK OF THE 12TH JUDICIAL CIRCUIT, WILL COUNTY, ILLINOIS, CERTIFY THIS TO BE A TRUE COPY OF AN ORIGINAL RECORD OF THIS CIRCUIT COURT

DATE 10/16/2015


 PAMELA J. MCGUIRE, CLERK

By KLAN
 DEPUTY CLERK

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