

16-01442-F D4110002

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SPECIAL COMMISSIONER'S DEED

THE GRANTOR, Gerald P. Nordgren, as Special Commissioner, of the City of Chicago, County of Cook, State of Illinois, Pursuant to and under the authority conferred by the Provisions of a Judgment of Foreclosure and Sale Entered by the United States District Court, Northern District, Eastern Division, on November 14, 2013 in Case No. 1:13-CV-5473 entitled Capital Income and Growth Fund, LLC, and pursuant to which the Mortgaged Real estate hereinafter described was sold at public sale by said grantor on December 2, 2015 does hereby grant transfer and convey to Capital Income and Growth Fund, LLC, the following described Real Estate Situated in the County Of Cook in the State of Illinois, to have and to hold forever;



Doc#: 1611949007 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 08:50 AM Pg: 1 of 8

UNIT 2E IN HERITAGE POINTE CONDOMINIUM, AS DELINEATED AND DEFINGED ON THE PLAT OF PARCEL OF REAL ESTATE FALLING IN: PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 09-09-403-068-1035

The property is commonly known as: 10014 Holly Ln, Unit 2E, Des Plaines, IL 60016

DATED this 16th day of March 2016

By: Gerald P. Nordgren  
Gerald P. Nordgren, Special Commissioner of Cook County, Illinois

Transfer is exempt under Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45.)

Jan 3-16-16

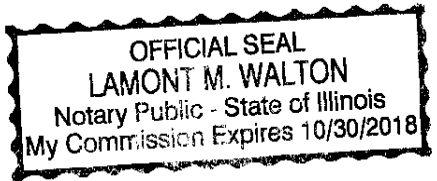
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in the State of Illinois, DO HEREBY CERTIFY that Gerald P. Nordgren, Special Commissioner, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this instrument as his free and voluntary act for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of MARCH, 2016

Lamont M. Walton  
NOTARY PUBLIC



My commission expires 10/30, 2018

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax

S. Brown 4/19/16  
City of Des Plaines

PREMIER TITLE

# UNOFFICIAL COPY

ADDRESS OF GRANTEE & TAX BILL TO:

Capital Income and Growth Fund, LLC

4300 Steven Creek Blvd, Ste 215  
San Jose, CA 95129

PREPARED BY & MAIL TO:

ANSELMO LINDBERG AND OLIVER LLC

1771 W. Diehl Rd., Suite 120

Naperville, IL 60563

(630) 453-6960

Case Number 1:13-CV-5473

Property of Cook County Clerk's Office

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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CERTIFIED COPY (Rev. 1/2012)


*United States District Court  
Northern District of Illinois  
Eastern Division*

I, Thomas G. Bruton, Clerk of the United States District Court for the Northern District of Illinois, do hereby attest and certify that the annexed document(s) is (are) a full, true, and correct copy of the original(s) on file in my office and in my legal custody.

IN TESTIMONY WHEREOF:

I have hereunto subscribed my name and affixed the seal of the  
foresaid court at Chicago, Illinois, on APR 14 2016

THOMAS G. BRUTON, CLERK

By:   
Deputy Clerk

Property of Cook County Clerk's Office

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**IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

Capital Income and Growth Fund, LLC,

Plaintiff,

v.

Jose Corral; Heritage Village Pointe  
Condominium Association,

Defendants.

Case No.: 1:13-cv-05473

Hon. Judge Joan H. Lefkow

Magistrate: Hon. Judge Maria Valdez

**ORDER CONFIRMING REPORT OF SALE  
AND DISTRIBUTION AND ORDER OF POSSESSION**

This matter is before the Court on Plaintiff's Motion for the entry of an Order Confirming the Report of Sale and Distribution filed by Special Commissioner appointed by this Court. Having examined the Special Commissioner's Report of Sale and Distribution,

THE COURT HEREBY FINDS:

The Special Commissioner has proceeded in accordance with the terms of this Court's Judgment. Said sale was fairly and properly made, and the proceeds derived therefrom were properly distributed, but were not sufficient to pay in full the amount due the Plaintiff, leaving a deficiency of \$133,839.90, together with interest thereon at the rate of .01 percent per annum from the date of sale.

The last inspection of the subject premises was conducted on December 20, 2015.

Based upon said inspection, the subject premises have been identified as an attached single family residence.

The Defendant, Jose Corral, is the only defendant joined in his individual capacity.

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Based upon said inspection, the known occupants within the subject premises are:

Jose Corral.

IT IS HEREBY ORDERED:

The Court hereby approves and confirms the sale of the Property involved herein by said Special Commissioner, the distribution by him of the proceeds of sale, the issuance of the Special Commissioner's Certificate of Sale and his Report of Sale and Distribution of Proceeds of Sale.

The Court approves the award of the mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and the date of the Special Commissioner's Sale.

The Special Commissioner is directed, pursuant to 735 ILCS 5/15-1507(f), to execute and deliver to the successful bidder a recordable Certificate of Sale, and to record a duplicate thereof with the Office of the Cook County Recorder of Deeds.

Upon request by the successful bidder, the Special Commissioner shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title, provided that all required payments have been made.

Capital Income and Growth Fund, LLC is entitled to possession of the subject premises, more specifically identified and described as follows:

UNIT NO. 10014-2E, IN HOLLY LANE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

UNIT 10014, IN HERITAGE POINTE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF A PARCEL OF REAL ESTATE FALLING IN:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 2, 2001 AS DOCUMENT NO. 0010170969 AND CERTIFICATE OF CORRECTION

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RECORDED MARCH 20, 2001 AS DOCUMENT NUMBER 0010220432, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 25, 2005, AS DOCUMENT NO. 0508419058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 10014 Holly Ln., Unit 2E, Des Plaines, IL 60016

Permanent Index No.: 09-09-403-068-1686

IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow Defendants to redeem by payment of the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the Report of Sale and confirmed by the court, together with interest at the statutory rate from the date the purchase price was paid or credited as an offset. If said redemption occurs, there will remain an IN REM deficiency against Defendant, Jose Corral, in the amount of \$133,839.90 with the same lien priorities as to the underlying mortgage herein foreclosed.

Effective 30 DAYS AFTER the entry of this order, the Sheriff of Cook County is directed to evict and dispossess the following named Defendant, Jose Corral, from the subject premises.

A copy of this Order shall be sent to all Defendants via regular mail within 7 days of the entry of this Order.

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IT IS FURTHER ORDERED that there is no reason to delay enforcement of or appeal from this order.

ENTERED:

Dated: MAR 21 2016

  
\_\_\_\_\_  
Judge

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 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 title to real estate under the laws of the State of Illinois.

Dated 3/28/16

Signature: *Stephne Lazarz* Grantor or Agent  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of March, 2016  
Notary Public *Stefanie L Rudy*

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 title to real estate under the laws of the State of Illinois.

Signature: *Stephne Lazarz* Grantee or Agent  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of March, 2016  
Notary Public *Stefanie L Rudy*