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Beaulieu Law Offices, P.C.
5339 W. Belmont Avenue
Chicago, IL 60641



Doc# 1627334074 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2016 02:38 PM Pg: 1 of 4

17083
**ASSIGNMENT OF
CERTIFICATE OF SALE**

This space reserved for Recorder's use only.

THIS ASSIGNMENT OF CERTIFICATE OF SALE ("Assignment") is made by and between **AMERICAN ENTERPRISE BANK**, with an office at 600 North Buffalo Grove Road, Buffalo Grove, IL 60089 ("Assignor"), and **LAURA LLAMEDO**, with an address at 2452 W Berenice Avenue, Chicago, Illinois 60618 ("Assignee").

RECITALS:

WHEREAS, Assignor was the mortgagee on a mortgage encumbering the property commonly known as 4201-4203 W. North Avenue, Chicago, IL 60639, as more particularly described on Exhibit A attached hereto (the "Property");

WHEREAS, Assignor foreclosed upon the Property pursuant to that certain Case No. 2013 CH 12477 captioned, in part, *AMERICAN ENTERPRISE BANK, Plaintiff vs. PARKLAND V LLC, et al.*, Defendants in the Circuit Court (the "Court") of Cook County, Illinois (Chancery Division) (the "Foreclosure Case");

WHEREAS, a judgment of foreclosure was entered by the Court regarding the Foreclosure Case and the Property was sold at public auction to the highest bidder on June 1, 2016 (the "Auction");

WHEREAS, the Assignor was the highest bidder at the Auction and the Property was sold to the Assignor at the Auction pursuant to a certificate of sale dated June 1, 2016 (the "Certificate of Sale"), a copy of which is attached hereto as Exhibit B;

WHEREAS, the Certificate of Sale has been, or will be, confirmed by the Court (the "Confirmation");

WHEREAS, it is anticipated that the selling officer will issue a deed for the Property (the "Deed") to the Assignor;

WHEREAS, the Assignor will appear before the Court and obtain an order approving the report of sale;

WHEREAS, the Assignor desires to assign to Assignee and Assignee desires to receive an Assignment of the Certificate of Sale in order for the selling officer to issue the Deed directly to the Assignee (the "Assignee's Deed");

A

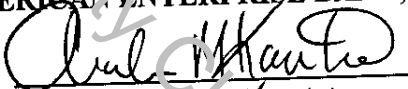
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NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration as identified in a separate Purchase and Sale Agreement, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:


1. Incorporation of Recitals. The matters recited above are incorporated in this Assignment, with the same effect and as though fully set forth herein.
2. Assignment. Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to Assignor's rights under the Certificate of Sale. As of the date below, Assignee accepts said assignment of all of Assignor's rights, title and interest in and to the Certificate of Sale from Assignor.
3. Severability. The provisions of this Assignment shall be deemed severable. If any part of this Assignment shall be held unenforceable by any court of competent jurisdiction, the remainder shall remain in full force and effect, and such unenforceable provision shall be reformed by such court so as to give maximum legal effect to the intention of the parties as expressed therein.
4. Binding Effect. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
5. Governing Law. This Assignment shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the 26 day of September 2016.

ASSIGNOR:
AMERICAN ENTERPRISE BANK,

By: 
Name: CHARLES M. Kataro
Its: VIC PRESIDENT

ASSIGNEE:
LAURA LLAMEDO



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Exhibit A

Legal Description of the Property

LOTS 21 AND 22 IN DAVENPORT SUBDIVISION, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel Identification Number: 16-03-205-006-0000

Common Address: 4201-4203 W. North Avenue, Chicago, IL 60639

Property of Cook County Clerk's Office

UNOFFICIAL COPYExhibit BCertificate of Sale

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

AMERICAN ENTERPRISE BANK

Plaintiff,) 13 CH 12477

vs.)

PARKLAND VI LLC; JAMES D. BRETTNER AKA JAMES)
D. BRETTNER; GLEN M. BRETTNER AKA GLEN M.)
BRETTNER; CITY OF CHICAGO; AND UNKNOWN OWNERS)
NONRECORD CLAIMANTS, UNKNOWN TENANTS,)
OCCUPANTS AND LEASEHOLDS; Defendants,)

4201-4203 W. North Avenue,
Chicago, IL 60639

CERTIFICATE OF SALE

I, Shelly K. Hughes, the undersigned supervisor of sales of Intercounty Judicial Sales Corporation, selling officer appointed in the matter captioned above, do hereby certify, that pursuant to a Judgment of Foreclosure and Sale entered herein, the plaintiff advertised the following described real estate to be sold at public auction to the highest bidder for cash, as set forth in said advertisement, on Friday, June 3, 2016 at the offices of Intercounty Judicial Sales Corporation, 120 West Madison Street, Suite 718A, Chicago, Illinois 60602, and at that time and place I offered said premises for sale at public auction to the highest bidder for cash, in accordance with said advertisement.

WHEREUPON, American Enterprise Bank, the plaintiff herein, offered and bid therefore the sum of four hundred thirty thousand and 00/100 dollars (\$430,000.00) and that being the highest and best bid, I accordingly struck off and sold to said bidder the following described real estate:

LOTS 21 AND 22 IN DAVENPORT SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-03-205-006-0000. Commonly known as 4201-4203 W. North Avenue, Chicago, IL 60639.

This Certificate of Sale is issued subject to confirmation of sale, at which time the holder of this Certificate of Sale will be entitled to a deed.

Witness my hand and seal, in duplicate, this Friday, June 3, 2016.

INTERCOUNTY JUDICIAL SALES CORPORATION

By


Shelly K. Hughes