

UNOFFICIAL COPY

2016-02364-MF
JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on February 8, 2017 in Case No. 16 CH 9026 entitled American Enterprise Bank vs. Urszula Urbanski and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 28, 2017, does hereby grant, transfer and convey to American Enterprise Bank the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1714249321 Fee \$50.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/22/2017 03:49 PM PG: 1 OF 7

PREMIER TITLE

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this May 11, 2017.
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on May 11, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.

[Signature]
Notary Public



Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) [Signature], May 11, 2017.

No City/Village Municipal Exempt Stamp or Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.

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Rider attached to and made a part of a Judicial Sale Deed dated May 11, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to American Enterprise Bank and executed pursuant to orders entered in Case No. 16 CH 9026.

UNITS 1 AND 2 IN THE 1700 PARK BOULEVARD INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 15 IN STREAMWOOD CENTER FOR INDUSTRY UNIT ONE, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91514455, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

Commonly known as 1718 Park Avenue, Streamwood, IL 60107

P.I.N. 06-26-303-023-1001 and 06-26-303-023-1002

Grantee's Contact Information:

AMERICAN ENTERPRISE BANK
600 N. BUFFALO GROVE ROAD
BUFFALO GROVE, IL 60089
847.465. ~~7288~~ 9700

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

RETURN TO:

STEPHEN C. DADAY
KLSIN DADAY PRYTOS, O'DONOGHUE, LLC
2550 W. GOLF ROAD
ROLLING MEADOWS, IL 60008
847.590.8700

MAIL TAX BILLS TO:

AMERICAN ENTERPRISE BANK
ATTN: RSO DEPT.
600 N. BUFFALO GROVE ROAD
BUFFALO GROVE, IL 60089
847.465.9700

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

AMERICAN ENTERPRISE BANK;)
) Plaintiff,) 16 CH 9026
 vs.)
 UCAR TRANS, INC.; URSZULA URBANKSI; 1700 PARK)
 BOULEVARD INDUSTRIAL CONDOMINIUM ASSOCIATION;))
 UNKNOWN OWNERS AND NON RECORD CLAIMANTS;)
) Defendants,))
 1718 Park Avenue, Streamwood,
 IL 60107

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

This cause comes to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

UNITS 1 AND 2 IN THE 1700 PARK BOULEVARD INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 15 IN STREAMWOOD CENTER FOR INDUSTRY UNIT ONE, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91514455, AS AMENDED FROM TIME TO TIME, TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS. Commonly known as: 1718 Park Avenue, Streamwood, IL 60107. PIN: 06-26-303-023-1001 and 06-26-303-023-1002.

The real property that is the subject matter of this proceeding is a industrial condominium unit.

The real property was last inspected by movant or movant's agent on: September 21, 2016.

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

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

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

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That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of (\$18,916.06), with interest thereon as provided by statute against UCAR Trans, Inc. and Urszula Urbanski, as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps;

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate immediately upon the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, immediately upon the entry of this Order, UCAR Trans, Inc. and Urszula Urbanski from the mortgaged real estate commonly known as 1718 Park Avenue, Streamwood, IL 60107 without further Order of Court;

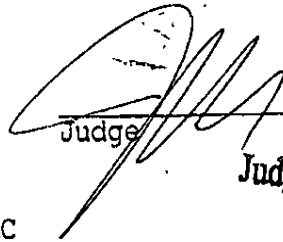
No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Municipality or County may contact the below with concerns about the real property: American Enterprise Bank, 600 N. Buffalo Grove Road, Buffalo Grove, IL 60089; Charles Kantro 847-465-9700

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A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:



Judge

Dated: _____

Klein, Daday, Aretos & O'Donoghue, LLC
2550 West Golf Road
Suite 250
Rolling Meadows, Illinois 60008
(847) 590-8700

Judge John J. Curry, Jr.

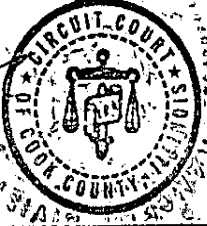
MAY 02 2017

Circuit Court - 2126

Property of Cook County Clerk's Office

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I hereby certify that the document to which this certification is affixed is a true copy.
DOROTHY BROWN MAY 12 2017
Date *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



Property of Cook County Clerk's Office

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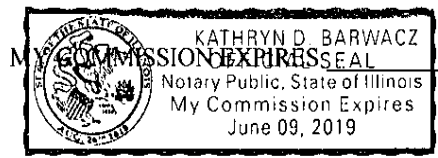
STATEMENT BY GRANTOR AND GRANTEE

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 AUTHORIZE 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.

DATE may 19, 2017. SIGNATURE [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID KIM ADAMS
THIS 19th DAY OF MAY, 2017.

[Signature]
NOTARY PUBLIC

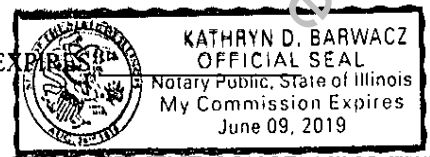


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 may 19, 2017. SIGNATURE [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID KIM ADAMS
THIS 19th DAY OF MAY, 2017.

[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 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.)