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Sheriff's No. 170029

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Doc# 1717434078 Fee \$50.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/23/2017 02:18 PM PG: 1 OF 7

SHERIFF'S DEED

THE GRANTOR, SHERIFF OF COOK COUNTY, Illinois, pursuant to and under the authority conferred by the provision of a Judgment entered in the Circuit Court of Cook County, Illinois, on January 26, 2017, in Case No. 2016 CH 14728 entitled MB FINANCIAL BANK, N.A., a national banking association, v. OLUGBENGA ROWAIYE; KAREN ROWAIYE; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS," and pursuant to which the land hereinafter described was sold at public sale by said Sheriff on May 23, 2017, from which sale no redemption has been made as provided by statute, hereby transfers and conveys to MB 1825 LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOTS 15 AND 16 IN BLOCK 3 IN HENRY C. WILSON'S ADDITION, BEING A SUBDIVISION OF THE WEST 17.02 CHAINS SOUTH OF CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE CENTER LINE OF ST. CHARLES ROAD (EXCEPT THE SOUTH 150 FEET OF THE EAST 100 FEET) IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Bm

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Common Address: 2311 St. Charles Road
Bellwood, Illinois 60104

Permanent Index No: 15-10-114-023-0000
15-10-114-024-0000

Dated this ____ day of JUN 21 2017, 2017.

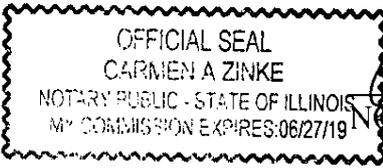
THOMAS J. DART
Sheriff of Cook County, Illinois

By: Joshua Thomas #11024
DEPUTY SHERIFF

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joshua Thomas, personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of JUN 21 2017, 20__.



Carmen A. Zinke
NOTARY PUBLIC

My Commission Expires: _____

EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35 ILCS 200/31-45, Sub. Par. L
and COOK COUNTY ORD. 93-0-27 PAR. M.
Date: June 23, 2017 Sign: [Signature]

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation and/or a 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 June 23, 2017 Signature: *[Handwritten Signature]*
Grantor or Agent

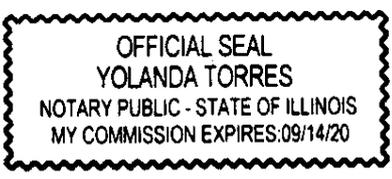
Subscribed and sworn to before me by the said Grantor this 23rd day of June, 2017.
Notary Public *[Handwritten Signature]*



The grantee 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 June 23, 2017 Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 23rd day of June, 2017.
Notary Public *[Handwritten Signature]*



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.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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

MB FINANCIAL BANK, N.A., a national banking
association,

Plaintiff,

v.

OLUGBENGA ROWAIYE; KAREN ROWAIYE;
"UNKNOWN OWNERS" and "NON-RECORD
CLAIMANTS."

Defendants.

No. 2016 CH 14728

Sheriff's No. 170029

Judge: Darryl B. Simko

Cal. 58

Property Address:

2311 St. Charles Road
Bellwood, Illinois 60104

**ORDER CONFIRMING SHERIFF'S REPORT OF
SALE AND DISTRIBUTION AND ORDER OF POSSESSION**

THIS CAUSE coming to be heard on the Motion of Plaintiff to Confirm the Sheriff's Report of Sale and Distribution, proper notice having been given, the Sheriff of Cook County, Illinois, having proceeded in due form of law and in accordance with the terms of the Judgment of Foreclosure and Sale entered herein;

THIS COURT FINDS that:

- (i) The premises which are the subject of this foreclosure action are described as follows:

**LOTS 15 AND 16 IN BLOCK 3 IN HENRY C. WILSON'S
ADDITION, BEING A SUBDIVISION OF THE WEST 17.02
CHAINS SOUTH OF CHICAGO AND NORTHWESTERN
RAILROAD AND NORTH OF THE CENTER LINE OF ST.
CHARLES ROAD (EXCEPT THE SOUTH 150 FEET OF
THE EAST 100 FEET) IN SECTION 10, TOWNSHIP 39
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Common Address: 2311 St. Charles Road
Bellwood, Illinois 60104**

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**Permanent Index No: 15-10-114-023-0000
15-10-114-024-0000**

- (ii) A Notice of Sale required in accordance with 735 ILCS 5/15-1507 was given;
- (iii) The terms of sale were fair and reasonable;
- (iv) The sale was conducted fairly and without fraud;
- (v) That the real property that is the subject matter of these proceedings is improved with a five (5) unit residential apartment building.
- (vi) That the real property that is the subject of this matter was last inspected by the Court appointed Receiver on May 22, 2017.
- (vii) Plaintiff is entitled to possession of the premises commonly known as 2311 St. Charles Road, Bellwood, Illinois 60104, not earlier than thirty (30) days after the entry of this Order, pursuant to 735 ILCS 5/15-1701.

THIS COURT FURTHER FINDS that all redemption and reinstatement periods have expired without redemption or reinstatement having been made.

IT IS THEREFORE ORDERED:

- A. The Sheriff's Report of Sale and Distribution is approved and said sale is confirmed.
- B. The selling officer shall execute a Deed sufficient to convey title to the mortgaged premises in accordance with 735 ILCS 5/15-1509.
- C. Defendants, OLUGBENGA ROWAIYE; KAREN ROWAIYE; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS," and all persons claiming by, through or under said Defendants, shall vacate and deliver to Plaintiff possession of the premises commonly known as 2311 St. Charles Road, Bellwood, Illinois 60104, not earlier than thirty (30) days after the entry of this Order.
- D. In the event that possession is withheld, the Sheriff of Cook County is directed to evict and dispossess OLUGBENGA ROWAIYE; KAREN ROWAIYE; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS," and all persons claiming by, through or under said Defendants, from the mortgaged premises commonly known as 2311 St. Charles Road, Bellwood, Illinois 60104, without further Order of the Court.
- E. That any special right to redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire thirty (30) days after entry of this Order.

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- F. 735 ILCS 5/9-117 is not applicable to this Order entered pursuant to Article 15 (IMFL).
- G. No occupants other than the individuals 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.
- H. There is no just reason to delay enforcement of or appeal from this final appealable Order.
- I. The Certificate of Sale and is held by MB 1825 LLC, assignee of MB Financial Bank, N.A., by Jacobs & Pinta, its attorneys, 77 W. Washington Street, Suite 1005, Chicago, Illinois 60602, Phone No. (312) 263-1005.

IT IS FURTHER ORDERED, that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

Counsel for Plaintiff shall mail a copy of this Order to all Defendants named herein within one (1) business day herefrom.

DATED: _____, 20____.

ENTERED:

JUDGE DARRYL B. SIMKO
 JUN 15 2017
 CIRCUIT COURT - 1823

 JUDGE

Tina M. Jacobs, Esq.
 Joy Pinta, Esq.
 JACOBS & PINTA
 77 West Washington Street, Suite 1005
 Chicago, Illinois 60602
 (312) 263-1005
officeadmin@jacobsandpinta.com
 Attorney No. 48951

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

DOROTHY BROWN JUN 23 2017

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

