


# UNOFFICIAL COPY

This instrument prepared by and  
after recording return to:  
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Attorney for the Plaintiff

 *1721545037*	
Doc#	1721545037 Fee \$44.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	08/03/2017 09:41 AM PG: 1 OF 4

## CERTIFIED JUDGMENT COVER SHEET

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, LAW DIVISION

FIRST BANK OF HIGHLAND PARK, )  
)  
Plaintiff/Judgment Creditor, )

Case No. 2016 L 050128

v. )

Cal. 5

THOMAS MORABITO, et al., )  
)  
Defendants/Judgment Debtors. )

On November 20, 2015, a judgment in the Circuit Court of Lake County was entered in favor of Creditor and against Thomas Morabito in the amount of \$554,168.44. The judgment was registered in the Circuit Court of Cook County on February 24, 2016 under the caption above, a certified copy of which is attached hereto.

Below are addresses of real property believed to be owned by Thomas Morabito:

11526 South Green St.  
Chicago, IL 60643  
PIN: 25-20-404-108-0000

11701 South Halsted St.  
Chicago, IL 60628  
PIN: 25-21-317-022-0000

JA

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IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
LAKE COUNTY, ILLINOIS

NOV 20 2015

*Keith Bin*  
CIRCUIT CLERK

FIRST BANK OF HIGHLAND PARK, )  
 )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 CEDAR-ROLLINS, LLC; EVAN OLIFF; )  
 THOMAS MORABITO; JW PREFERRED LLC; )  
 HEARTLAND AUTOMOTIVE SERVICES II, )  
 INC.; TUFFY ASSOCIATES CORP.; UNKNOWN )  
 OWNERS; and NON-RECORD CLAIMANTS, )  
 )  
 )  
 Defendants. )

Case No. 2015 CH 00219

Property Address:  
172-192 W. Rollins Road,  
Round Lake Beach, Illinois 60073-  
1324

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDERING POSSESSION

This cause coming to be heard on Plaintiff First Bank of Highland Park's Motion to Confirm Sale, to Approve Post Judgment Costs and Fees, to Award Possession, and to Enter a Deficiency Judgment (the "Motion") of the real estate which is the subject matter of this action (the "Property") and which is described as:

#### Legal Description

PARCEL 1:

THE SOUTH 300 FEET OF THE WEST 298 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT DATED JULY 10, 1978 AND RECORDED AUGUST 9, 1978 AS DOCUMENT 1937407 FOR THE PURPOSE OF INGRESS AND EGRESS.

PARCEL 3:

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THE EAST 60 FEET OF THE WEST 358 FEET OF THE SOUTH 300 FEET (MORE OR LESS) OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DEDICATED FOR PUBLIC STREET BY DOCUMENT RECORDED JANUARY 8, 1990 AS DOCUMENT 2867127) IN LAKE COUNTY, ILLINOIS.

Commonly known as: 172-192 W. Rollins Road, Round Lake Beach, Illinois 60073-1324

Tax I.D. No.: 06-17-200-056-0000, which was formerly two separate PIN Nos.: 06-17-200-012-0000 and 06-17-200-048-0000.

Due notice having been given, the Court having examined Plaintiff's Foreclosure Sale Notice and Certificate of Publication, the Sheriff's Report of Sale and Distribution, the Sheriff's Receipt Upon Sale, the Certificate of Sale, and the other documents submitted by Plaintiff in support of its Motion, and the Court being fully advised in the premises:

## THE COURT FINDS AS FOLLOWS:

1. That all notices required by 735 ILCS 5/15-1507(c) were given;
2. That the judicial sale of the Property was fairly and properly made;
3. That the Sheriff of Lake County (the "Sheriff") has in every respect proceeded in accordance with the law and the terms of the Judgment and Foreclosure and Sale entered in this matter on July 31, 2015; and
4. That justice was done;
5. That the Property is improved with two commercial buildings comprising of three commercial units, two of which are occupied by commercial tenants;
6. That the right of redemption was waived; and

## IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

7. The Motion is granted;
8. Plaintiff's additional attorneys' fees and costs incurred since June 30, 2015 totaling \$9,707.08 are approved and awarded;
9. That the sale of the Property and the Report of Sale and Distribution is hereby approved, ratified and confirmed;

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10. The Court grants an *in personam* deficiency judgment in favor of the First Bank of Highland Park and against Defendants Cedar-Rollins, LLC, Staci-Sikora Oliff, as executor of the Estate of Evan Oliff, and Thomas Morabito in the amount of \$554,168.44, with statutory interest;
11. That upon request by the Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Sheriff shall execute and deliver to the First Bank of Highland Park, or its assignee Quality Real Estate II, LLC-Rollins Rd., a Deed sufficient to convey title,;
12. The First Bank of Highland Park, or its assignee Quality Real Estate II, LLC – Rollins Rd., is entitled to possession 30 days after the entry of this Order;
13. The municipality or county in which the Property is situated may contact the following with concerns about the property, The First Bank of Highland Park, Joseph K. Kreisel, 633 Skokie Boulevard, 3<sup>rd</sup> Floor, Northbrook, Illinois 60062, 847-849-8967;
14. This Order is a final order.

DATE: November 20, 2015

ENTERED:

JUDGE:


JUDGE'S NO.:

Eric S. Rein (ARDC NO. 6181305)  
 Matthew R. Barrett (ARDC NO. 6308549)  
**Horwood Marcus & Berk Chartered**  
 500 West Madison Street, Suite 3700  
 Chicago, IL 60661  
 (312) 606-3200

**CERTIFICATION**

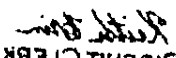
I, Enn Catherine Weinsten, Clerk of the 16th Judicial Circuit Court, do hereby certify this to be a true and correct copy of the original and files in my office. Witness my hand and seal of the Court on the date hereon set.

DATE **AUG 02 2017**

 Enn Catherine Weinsten  
 Deputy Clerk

D E L I F

NOV 20 2015

  
 CIRCUIT CLERK  
 2758326/1/13945.005