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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 01:10 PM PG: 1 OF 5

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

Home Guardian Trust, a Delaware Statutory
Trust, as assignee of Bank Financial, F.S.B.,

Plaintiff,

v.

Edward Luis Navarro, Associated Bank,
Unknown Owners, and Non-Record Claimants,

Defendants.

No. 12 CH 08308

3010 N. California Ave.
Chicago, Illinois 60618

RECORDING COVER SHEET

Attached is a certified copy of the *in personam* deficiency judgment set forth in the Order Confirming Sale entered on November 20, 2013, in favor of Home Guardian Trust, a Delaware Statutory Trust, as assignee of Bank Financial, F.S.B. and against Defendant Edward L. Navarro in the amount of \$317,272.98.

Prepared by and return to:

Megan VanVelzel
The Home Guardian Trust
516 N. Ogden Ave., Suite 314
Chicago, IL 60642

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

Home Guardian Trust, a Delaware Trust, as
assignee of BankFinancial, F.S.B.,

Plaintiff,

v.

Edward L. Navarro, Unknown Owners and
Nonrecord Claimants,

Defendants.

No. 12 CH 08310

Property: 3023 South Broad Street,
Chicago, Illinois 60608

8030
9/20

ORDER CONFIRMING SALE

This Matter coming before the Court on Plaintiff's Motion for Confirmation of Sale and the Court finding that due notice of the Sale has been given to all parties entitled to notice, and having examined said report and being fully advised of all facts and circumstances herein, FINDS THAT:

1. The Sheriff's Department of Cook County has proceeded pursuant to the Illinois Mortgage Foreclosure Statute; 735 ILCS 5/15-1101, *et al.*, and in accordance with the terms and conditions of the Judgment of Foreclosure entered herein.
2. A notice required in accordance with 735 ILCS 5/15-1507(c) was given.
3. The terms of the Sale were fair and not unconscionable.
4. The Sale, held on August 8, 2013, was conducted fairly, without fraud, and justice was done by the Sale.
5. All redemption and reinstatement periods have been waived or expired without redemption or reinstatement having been made.

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6. The Property subject to this Order is improved with an approximately 2340 sq/ft. two (2) story residential apartment building with (3) 2bedroom/1bathroom apartments, (2) 1bedroom/1bathroom apartments and a detached garage and legally described as follows:

COMMONLY KNOWN AS:

3023 South Broad Street, Chicago, Illinois.

LEGALLY DESCRIBED AS:

LOT 61 IN RAILROAD SUBDIVISION OF LOT 1 IN BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No. 17-29-321-014-0000.

7. This Court obtained personal jurisdiction over the Defendant Edward L. Navarro, Unknown Owners, and NonRecord Claimants by service on said Defendants, or by publication.

That service of Summons and publication was made on defendants as follows:

- a. Edward L. Navarro filed his Appearance on April 10, 2012; and
- b. Unknown Owners and NonRecord Claimants, by publication in the Chicago Daily Law Bulletin on March 13, 20 and 27, 2012.

8. All of the above service of Summons and publication was proper pursuant to 735 ILCS 5/2-203 and 5/2-206.

9. On August 8, 2013, Home Guardian Trust, a Delaware Statutory Trust ("HGT"), as assignee of BankFinancial, F.S.B., was the successful bidder at the Sale and is the current holder of the Certificate of Sale. Pursuant to 735 ILCS 5/15-1509(a), HGT is entitled to an Order directing the Sheriff of Cook County to execute a deed to the Property to HGT.

10. A contact person for the current holder of the Certificate of Sale is: Brian Duggan, Home Guardian Trust, a Delaware Statutory Trust, 17 E. Monroe, Ste. 158, Chicago, IL 60603.

11. Receiver's last inspection of the property was
9-17-2013

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IT IS THEREFORE ORDERED:

- A. Said Report of Sale is approved and said Sale is confirmed.
- B. An *in personam* deficiency in favor of the Plaintiff, Home Guardian Trust, a Delaware Statutory Trust, as assignee of BankFinancial, F.S.B., and against Edward L. Navarro, is recognized in the amount of \$490,303.47, pursuant to his obligations under two Promissory Notes, but not yet entered at this time and is subject to ^{recallation followed} sale and confirmation ⁱⁿ of the foreclosure proceedings in Circuit Court of Cook County Case No. 2012 CH 8308. *Enforcement of A/c only*
- C. The Sheriff shall execute a Deed to Home Guardian Trust, a Delaware Statutory Trust, as the holder of the Certificate of Sale at this time sufficient to convey title pursuant to 735 ILCS 5/15-1509(a).
- E. There is no just reason to delay enforcement of or appeal from this Order.
- F. That Home Guardian Trust, a Delaware Statutory Trust, as the holder of the Certificate of Sale, shall have the right to immediate possession of the Property as of the date of this Order.
- G. Within 7 days of entry, Plaintiff shall mail a copy of this Order to the Mortgagor at his last known address, and to any other party of record.

ENTERED:

Judge Alfred M. Swanson, Jr.

SEP 19 2013

JUDGE

Circuit Court 2035

Order Prepared By:

Richard B. Polony
 Daniel L. Morriss
 Hinshaw & Culbertson LLP
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 Chicago, IL 60601
 312-704-3000
 Firm No. 90384

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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 OCT 24 2017
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

