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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 01:11 PM PG: 1 OF 4

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

LIBERTY BANK AND TRUST COMPANY AS )  
SUCCESSOR-IN-INTEREST TO COVENANT BANK, )

Plaintiff, )

v. )

SKYMAX ENTERPRISE, LLC 4935 PRAIRIE, )  
UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, )

Defendants. )

No. 13 CH 16699

4935 S. Prairie Ave.  
Chicago, IL 60615

### RECORDING COVER SHEET

Attached is a certified copy of the *in personam* deficiency judgment set forth in the Order Approving Report of Sale and Distribution, Confirming Sale and Order of Possession entered on March 26, 2014, in favor of Liberty Bank and Trust Company as Successor-in-Interest to Covenant Bank and against Defendant Skymax Enterprise, LLC 4935 Prairie in the amount of \$34,372.51.

Prepared by and return to:

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

JA

**UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISIONLIBERTY BANK AND TRUST COMPANY AS  
SUCCESSOR-IN-INTEREST TO COVENANT BANK,

Plaintiff,

-v.-

13 CH 16699  
4935 S. PRAIRIE AVE.  
Chicago, IL 60615SKYMAX ENTERPRISE, LLC 4935 PRAIRIE, UNKNOWN  
OWNERS-TENANTS AND NON-RECORD CLAIMANTS

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

THE NORTH HALF OF THE NORTH 2/3 OF LOT 11, IN BLOCK 2 IN HARDIN'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4935 S. PRAIRIE AVE., Chicago, IL 60615

Property Index No. 20-10-116-009-0000.

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

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

## IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 11/15/13

## IT IS THEREFORE ORDERED:

That the sale of the premises 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

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## Order Approving Report of Sale

That there shall be IN PERSONAM deficiency judgment entered in the sum of \$34,372.51 with interest thereon as by statute provided, against: SKYMAX ENTERPRISE, LLC 4935 PRAIRIE

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee:

Contact:

Liberty Bank + Trust CO

Address:

6600 Plaza Drive

New Orleans, LA 70127

Telephone Number:

504-240-5290

### IT IS FURTHER ORDERED:

That upon request by the successful bidder including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess SKYMAX ENTERPRISE, LLC 4935 PRAIRIE from the premises commonly known as 4935 S. PRAIRIE AVE., Chicago, IL 60615

The Sheriff cannot evict until 30 days after the entry of this order.

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.

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 recording of the Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

Judge

NOONAN & LIEBERMAN  
105 W. ADAMS ST., SUITE 1800  
Chicago, IL 60603  
(312) 431-1455  
Attorney File No. 1720-61  
Attorney Code. 38245  
Case Number: 13 CH 16699  
TJSC#: 33-25097

JUDGE DANIEL PATRICK BRENNAN  
MAR 26 2014  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

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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

