

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
COUNTY OF WINNEBAGO

CITY OF SOUTH BELOIT,
an Illinois municipal corporation,

Plaintiff

vs.

NEW CHAOTER GROUP, INC. an Illinois Corporation;
ZHIBIN WANG; SHANHAI ZHANG; TEK ENTERPRISES,
INC., d/b/a SERVEPRO OF SOUTHWEST WAUKESHA
COUNTY, as Wisconsin Corporation; ARIVA HOSPITALITY,
INC., d/b/a THE GARDEN HOTTEL AND CONFERENCE
CENTER, an Illinois Corporation; LIANCHENG ZHENG;
and UNKNOWN OWNERS AND
NONRECORD CLAIMANTS,

Defendants

CASE NO. 20-CH-205

SHERIFF'S REPORT OF SALE AND DISTRIBUTION

I, Sheriff Gary Caruana, Sheriff of Winnebago County, Illinois, respectfully report the following:

Pursuant to a judgment entered in the above entitled cause in accordance with 735 ILCS 5/Article XV, on March 13, 2024, the premises in said judgment and hereinafter described was advertised to be sold at public venue for cash to the highest and best bidder and conducted virtually on Roup.com from 10:00 a.m. on the 23rd day of June, 2025 and ending at 10:00 a.m. of the 25th day of June, 2025. Said Sale was advertised in a newspaper circulated to the general public in Winnebago County by publishing notice in both the real estate section and legal section for three consecutive weeks in compliance with 735 ILCS 5/15-1507. Certificates of said publications with printed copies of said notices are attached hereto as Exhibit "A."

At the time and place so designated for said sale, I attended and offered and exposed said premises for sale at public venue for cash to the highest and best bidder; I offered 200 Dearborn Avenue, South Beloit, Illinois 61080, thereupon **City of South Beloit** offered and bid the sum of **\$111,292.73** as a credit bid which was the highest bid. Therefore, I struck off and caused to be sold to said bidder, for said sum of money, the said real estate, which is hereinafter described:

Part of the Northwest fractional Quarter (1/4) and part of the Southeast Quarter (1/4) of Section 5, Township 46 North, Range 2 East of the Third Principal Meridian, Roscoe Township, now City of South Beloit, Winnebago County, Illinois, described as follows: Commencing at the Northeast corner of Section 5, aforesaid; thence due South (assumed) along the Old Centerline of Dearborn Avenue (U.S. Hwy. 51), a distance of 600.00 feet; thence North 89 degrees 03 minutes 30 seconds West; 33 feet to the West line of Dearborn Avenue and the place of beginning for the land to be herein described; thence South 207.50 feet; thence West 17.00 feet; thence South 100.38 feet to a

point of curve, thence Southerly along a curve convexed Easterly and not tangent to the last described line 331.12 feet, having a radius of 930.77 feet; the chord being the South 10 degrees 24 minutes 45 seconds West 329 feet to a point of tangency; thence South 20 degrees 36 minutes 15 seconds West, 111.27 feet; thence South 55 degrees 49 minutes 15 seconds West 81.78 feet; thence North 89 degrees 04 minutes 45 seconds , 347.64 feet; thence South 00 degrees 55 minutes 15 seconds West, 30.00 feet; thence North 89 degrees 04 minutes 45 seconds West, 98.67 feet; thence North 719.05 feet to a point of curve; thence Northerly along a curve convexed Easterly 111.63 feet, having a radius of 60.00 feet, the chord being North 96.21 feet; thence South 89 degrees 03 minutes 30 seconds East, 630.32 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

P.I.N. Number.: 04-05-277-001 & P.I.N. Number 04-05-277-002

Property commonly known as: 200 Dearborn Avenue, South Beloit, Illinois, 61080

The proceeds of said sale were disbursed as follows:

1. To the Plaintiff:

a) The amount due under the decree	\$98,902.60
b) Interest at (9%) from date of entry of Decree to date of sale 467 days @ \$24.39 per day	\$11,390.13
c) Publication costs:	\$0.00
d) Sheriff Sale fee:	\$600.00
e) Roup.com fee:	\$400.00
e) Additional attorney fees from entry of Decree through confirmation:	<u>\$0-</u>

TOTAL due to Plaintiff: \$111,292.73


Bid Amount \$111,292.73

Deficiency amount: \$0.00

Surplus amount: \$0.00

I further report that I have attached hereto and am filing with this report a voucher showing that each and all of the foregoing payments have been made (attached Exhibit "B").

DATE: July 9th, 2025



Sheriff Gary Caruana
Sheriff of Winnebago County

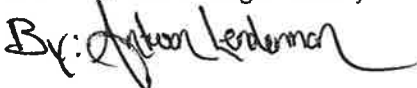
By: 

Exhibit "A"

Sheriff's Report of Sale and Distribution

Case No. 2020 CH 205

**CERTIFICATE OF
PUBLICATION**
STATE OF ILLINOIS
COUNTY OF WINNEBAGO

The Winnebago Chronicle, a successor publication to the Winnebago County News Bulletin, is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Rockford, county of Winnebago, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published three times in the Winnebago Chronicle namely one time per week for three successive weeks.

The first publication of the notice was made in the newspaper, dated and published on May 21, 2025 and the last publication was June 04, 2025. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Winnebago Chronicle has signed this certificate by its registered agent.

The Winnebago Chronicle

By:



Registered Agent
2020-CH-0000205

****ELECTRONICALLY FILED****
DOC ID: 32999772
CASE NO: 2020-CH-0000205
DATE: 6/4/2025 3:34 PM
BY: JP, DEPUTY

**LEGAL
NOTICE**

LEGAL NOTICE

-Published 05/21, 05/28, 06/04-
IN THE CIRCUIT COURT OF
THE SEVENTEENTH JUDICIAL
CIRCUIT WINNEBAGO
COUNTY, ILLINOIS

**CITY OF SOUTH BELOIT, A
BODY POLITIC AND
CORPORATE
PLAINTIFF**
VS.

**NEW CHAPTER GROUP, INC
ET AL.**
DEFENDANTS

NO. 2020 CH 205
**NOTICE OF SHERIFF'S SALE
OF REAL ESTATE**

**PUBLIC NOTICE IS HEREBY
GIVEN** that pursuant to a Judgment
of Foreclosure and Sale entered in
the above cause on March 13, 2024,
Sheriff Gary Caruane of Winnebago
County will sell the mortgaged real
estate described below to the highest
bidder in an online auction, located
at:

<https://WinnebagoCountySheriff-illroup.com/>.

Bidding will begin on June 23,
2025, at 10:00 AM CDT and will
remain open until at least June 25,
2025, at 10:00 AM CDT. The
auction's end date and time will be
extended automatically if one or
more bids are placed within the last
two (2) minutes of the auction.
These extensions of time will
continue until at least three (3)
minutes elapse with no bidding.

The notice of sale relates to the
following described mortgaged real
estate:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST
FRACTIONAL QUARTER (1/4)
AND PART OF THE
SOUTHEAST QUARTER (1/4) OF
SECTION 5, TOWNSHIP 46
NORTH, RANGE 2 EAST OF THE
THIRD PRINCIPAL MERIDIAN,
ROSCOE TOWNSHIP, NOW
CITY OF SOUTH BELOIT,
WINNEBAGO COUNTY,
ILLINOIS, DESCRIBED AS
FOLLOWS: COMMENCING AT
THE NORTHEAST CORNER OF
SECTION 5, AFORESAID;
THENCE DUE SOUTH
(ASSUMED) ALONG THE OLD
CENTERLINE OF DEARBORN
AVENUE (U.S. HWY. 51), A
DISTANCE OF 600.00 FEET;
THENCE NORTH 89 DEGREES
03 MINUTES 30 SECONDS
WEST: 33 FEET TO THE WEST
LINE OF DEARBORN AVENUE
AND THE PLACE OF
BEGINNING FOR THE LAND TO
BE HEREIN DESCRIBED;
THENCE SOUTH 207.50 FEET;
THENCE WEST 17.00 FEET;
THENCE SOUTH 100.38 FEET
TO A POINT OF CURVE,
THENCE SOUTHERLY ALONG
A CURVE CONVEXED
EASTERLY AND NOT
TANGENT TO THE LAST
DESCRIBED LINE 331.12 FEET,
HAVING A RADIUS OF 930.77
FEET; THE CHORD BEING THE
SOUTH 10 DEGREES 24
MINUTES 45 SECONDS WEST
329 FEET TO A POINT OF
TANGENCY; THENCE SOUTH
20 DEGREES 36 MINUTES 15
SECONDS WEST, 111.27 FEET;
THENCE SOUTH 55 DEGREES
49 MINUTES 15 SECONDS WEST
81.78 FEET; THENCE NORTH 89
DEGREES 04 MINUTES 45
SECONDS, 347.64 FEET;
THENCE SOUTH 00 DEGREES
55 MINUTES 15 SECONDS
WEST, 30.00 FEET; THENCE
NORTH 89 DEGREES 04
MINUTES 45 SECONDS WEST,

98.67 FEET; THENCE NORTH
719.05 FEET TO A POINT OF
CURVE; THENCE NORTHERLY
ALONG A CURVE CONVEXED
EASTERLY 111.63 FEET,
HAVING A RADIUS OF 60.00
FEET, THE CHORD BEING
NORTH 96.21 FEET; THENCE
SOUTH 89 DEGREES 03
MINUTES 30 SECONDS EAST,
630.32 FEET TO THE PLACE OF
BEGINNING; SITUATED IN THE
COUNTY OF WINNEBAGO AND
STATE OF ILLINOIS.

PINs: 04-05-277-001, 04-05-277-
002
Improved with: Commercial
Property
**COMMONLY KNOWN AS: 200
Dearborn Ave., South Beloit, IL
61080**

Sale Terms:
The winning bidder must pay the
full bid amount within 24 hours of
the auction's end. Accepted payment
methods include certified or
cashier's check. Personal checks are
not accepted.

Title will be conveyed subject to the
following: (1) all general real estate
taxes which are a lien upon the real
estate, real estate taxes for 2021,
2022, 2023 have been sold and
some have not yet become due and
payable, (2) a municipal demolition
lien in the amount of \$1,294,632.00,
judgement lien for municipal fines
totaling \$8,828,500.00, and (4)
special assessments or special taxes
levied against said real estate and is
offered for sale without any
representation as to quality or
quantity of title and without
recourse to Plaintiff and in "AS IS"
condition. The sale is further subject
to confirmation by the Court. The
property will NOT be open for
inspection.

If the property is a condominium
and the foreclosure takes place after
1/1/2007, purchasers other than the
mortgagees will be required to pay
any assessment and legal fees due
under The Condominium Property
Act, 765 ILCS 605/9(g)(1) and
(g)(4). If this property is a
condominium unit which is part of a
common interest community, the
purchaser of the unit at the
foreclosure sale other than a
mortgagee shall pay the assessments
required by The Condominium
Property Act, 765 ILCS 605/18.5(g-
1).

If the sale is set aside for any
reason, the Purchaser at the sale
shall be entitled only to a return of
the deposit paid. The Purchaser shall
have no further recourse against the
Mortgagor, the Mortgagee or the
Mortgagee's attorney.

Upon payment in full of the amount
bid, the purchaser shall receive a
Certificate of Sale, which will
entitle the purchaser to a Deed to the
real estate after Confirmation of the
sale. The successful purchaser has
the sole responsibility/expense of
evicting any tenants or other
individuals presently in possession
of the subject premises.

The property will NOT be open for
inspection and Plaintiff makes no
representation as to the condition of
the property. Prospective bidders are
admonished to check the Court file
to verify all information.

For information: Examine the court
file or contact Plaintiff's attorney:
Barrick, Switzer, Long, Balsley &
Van Evera, LLP
6833 Staller Drive
Rockford, Illinois 61108
(815) 962-6611

Please refer to file number 2020 CH
205

**IF YOU ARE THE MORTGAGOR
(HOMEOWNER), YOU HAVE
THE RIGHT TO REMAIN IN
POSSESSION FOR 30 DAYS**

AFTER ENTRY OF AN ORDER
OF POSSESSION, IN
ACCORDANCE WITH SECTION
15-1701(C) OF THE ILLINOIS
MORTGAGE FORECLOSURE
LAW.

8174-953690
006-306643

**REAL ESTATE
FOR SALE**

REAL ESTATE FOR SALE
-Published 05/21, 05/28, 06/04-
IN THE CIRCUIT COURT OF
THE SEVENTEENTH JUDICIAL
CIRCUIT WINNEBAGO
COUNTY, ILLINOIS

**CITY OF SOUTH BELOIT, A
BODY POLITIC AND
CORPORATE
PLAINTIFF**
VS.

**NEW CHAPTER GROUP, INC
ET AL.**
DEFENDANTS

NO. 2020 CH 205
**NOTICE OF SHERIFF'S SALE
OF REAL ESTATE**

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County will sell the mortgaged real
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bidder in an online auction, located
at:

<https://WinnebagoCountySheriff-illroup.com/>.

Bidding will begin on June 23,
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remain open until at least June 25,
2025, at 10:00 AM CDT. The
auction's end date and time will be
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SOUTHEAST QUARTER (1/4) OF
SECTION 5, TOWNSHIP 46
NORTH, RANGE 2 EAST OF THE
THIRD PRINCIPAL MERIDIAN,
ROSCOE TOWNSHIP, NOW
CITY OF SOUTH BELOIT,
WINNEBAGO COUNTY,
ILLINOIS, DESCRIBED AS
FOLLOWS: COMMENCING AT
THE NORTHEAST CORNER OF
SECTION 5, AFORESAID;
THENCE DUE SOUTH
(ASSUMED) ALONG THE OLD
CENTERLINE OF DEARBORN
AVENUE (U.S. HWY. 51), A
DISTANCE OF 600.00 FEET;
THENCE NORTH 89 DEGREES
03 MINUTES 30 SECONDS
WEST: 33 FEET TO THE WEST
LINE OF DEARBORN AVENUE
AND THE PLACE OF
BEGINNING FOR THE LAND TO
BE HEREIN DESCRIBED;
THENCE SOUTH 207.50 FEET;
THENCE WEST 17.00 FEET;
THENCE SOUTH 100.38 FEET
TO A POINT OF CURVE,
THENCE SOUTHERLY ALONG
A CURVE CONVEXED
EASTERLY AND NOT
TANGENT TO THE LAST
DESCRIBED LINE 331.12 FEET,
HAVING A RADIUS OF 930.77
FEET; THE CHORD BEING THE
SOUTH 10 DEGREES 24
MINUTES 45 SECONDS WEST
329 FEET TO A POINT OF
TANGENCY; THENCE SOUTH
20 DEGREES 36 MINUTES 15
SECONDS WEST, 111.27 FEET;
THENCE SOUTH 55 DEGREES
49 MINUTES 15 SECONDS WEST
81.78 FEET; THENCE NORTH 89
DEGREES 04 MINUTES 45
SECONDS, 347.64 FEET;
THENCE SOUTH 00 DEGREES
55 MINUTES 15 SECONDS
WEST, 30.00 FEET; THENCE
NORTH 89 DEGREES 04
MINUTES 45 SECONDS WEST,

Sale Terms:
The winning bidder must pay the
full bid amount within 24 hours of
the auction's end. Accepted payment
methods include certified or
cashier's check. Personal checks are
not accepted.

Title will be conveyed subject to the
following: (1) all general real estate
taxes which are a lien upon the real
estate, real estate taxes for 2021,
2022, 2023 have been sold and
some have not yet become due and
payable, (2) a municipal demolition
lien in the amount of \$1,294,632.00,
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totaling \$8,828,500.00, and (4)
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levied against said real estate and is
offered for sale without any
representation as to quality or
quantity of title and without
recourse to Plaintiff and in "AS IS"
condition. The sale is further subject
to confirmation by the Court. The
property will NOT be open for
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If the property is a condominium
and the foreclosure takes place after
1/1/2007, purchasers other than the
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common interest community, the
purchaser of the unit at the
foreclosure sale other than a
mortgagee shall pay the assessments
required by The Condominium
Property Act, 765 ILCS 605/18.5(g-
1).

If the sale is set aside for any
reason, the Purchaser at the sale
shall be entitled only to a return of
the deposit paid. The Purchaser shall

have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

For information: Examine the court file or contact Plaintiff's attorney:

Barrick, Switzer, Long, Balsley & Van Evera, LLP

6833 Stalter Drive

Rockford, Illinois 61108

(815) 962-6611

Please refer to file number 2020 CH 205

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION. IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

8174-953690

006-306643

Exhibit "B"

Sheriff's Voucher

Case No. 2020 CH 205

DOUGLAS R. HENRY - 6229426
BARRICK, SWITZER, LONG,
BALSLEY & VAN EVERA, LLP
6833 Stalter Drive, First Floor
Rockford, IL 61108
(815) 962-6611
dhenry@bslbv.com

Upon approval of this report, a certificate of sale will be executed and delivered to the Plaintiff, in accordance with said judgment and law, and I will cause a duplicate thereof to be filed for record with the Recorder for Winnebago County, Illinois.

The amount realized from the sale of said premises was in the aggregate, the sum of \$111,292.73.

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
COUNTY OF WINNEBAGO

CITY OF SOUTH BELOIT,
an Illinois municipal corporation,

Plaintiff

vs.


CASE NO. 20-CH-205

NEW CHAPTER GROUP, INC., an Illinois Corporation;
ZHIBIN WANG; ZHANHAI ZHANG; TEK ENTERPRISES,
INC., d/b/a SERVEPRO OF SOUTHWEST WAUKESHA
COUNTY, a Wisconsin Corporation; ARIVA HOSPITALITY
INC., d/b/a THE GARDEN HOTEL AND CONFERENCE
CENTER, an Illinois corporation; LIANCHENG ZHANG;
and UNKNOWN OWNERS AND
NONRECORD CLAIMANTS,

Defendants

SHERIFF'S RECEIPT

The undersigned, Sheriff of Winnebago County, Illinois, in accordance with the terms of a Judgment entered in the above cause offered at public sale the real estate and premises described in the Decree herein, and received from City of South Beloit, at the time of sale a credit bid of \$111,292.73, with a \$600.00 sheriff sale fee paid by check and the balance of \$ -0- as a credit against the judgment of the Plaintiff herein.



Sheriff of Winnebago County, Illinois

By: 

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
COUNTY OF WINNEBAGO

CITY OF SOUTH BELOIT,
a Municipal Corporation,

Plaintiff

vs.

NEW CHAPTER GROUP, INC., an Illinois Corporation;
ZHIBIN WANG; ZHANHAI ZHANG, TEK ENTERPRISES,
INC, d/b/a SERVEPRO OF SOUTHWEST WAUKESHA
COUNTY, a Wisconsin Corporation; ARIVA HOSPITALITY
INC., d/b/a THE GARDEN HOTEL AND CONFERENCE
CENTER, an Illinois Corporation; LIANCHENG ZHANG;
and UNKNOWN OWNERS AND
NONRECORD CLAIMANTS,

Defendants

CASE NO. 20-CH-205

SHERIFF'S CERTIFICATE OF SALE

The undersigned, as Sheriff of Winnebago County, Illinois, in accordance with the terms of the judgment entered in the above cause, offered at public sale the real estate and premises hereinafter described to the highest and best bidder, on from 10:00 a.m. the 23rd day of June,

2025, and ending at 10:00a.m. on the 25th day of June, 2025, virtually on Roup.com. Said sale was held pursuant to notice as required by said judgment and by law.

I first offered said real estate for sale and received therefore a credit bid in the sum of One Hundred Eleven Thousand Two Hundred Ninety-two and 73/100 Dollars (\$111,292.73). This being the highest and best bid at said sale, I thereupon struck off and sold the whole of said property to said bidder for said money. The highest bid was submitted by the City of South Beloit.

Said real estate and premises are situated in Winnebago County, Illinois, and are described as follows:

Part of the Northwest fractional Quarter (1/4) and part of the Southeast Quarter (1/4) of Section 5, Township 46 North, Range 2 East of the Third Principal Meridian, Roscoe Township, now City of South Beloit, Winnebago County, Illinois, described as follows: Commencing at the Northeast corner of Section 5, aforesaid; thence due South (assumed) along the Old Centerline of Dearborn Avenue (U.S. Hwy. 51), a distance of 600.00 feet; thence North 89 degrees 03 minutes 30 seconds West; 33 feet to the West line of Dearborn Avenue and the place of beginning for the land to be herein described; thence South 207.50 feet; thence West 17.00 feet; thence South 100.38 feet to a point of curve, thence Southerly along a curve convexed Easterly and not tangent to the last described line 331.12 feet, having a radius of 930.77 feet; the chord being the South 10 degrees 24 minutes 45 seconds West 329 feet to a point of tangency; thence South 20 degrees 36 minutes 15 seconds West, 111.27 feet; thence South 55 degrees 49 minutes 15 seconds West 81.78 feet; thence North 89 degrees 04 minutes 45 seconds , 347.64 feet; thence South 00 degrees 55 minutes 15 seconds West, 30.00 feet; thence North 89 degrees 04 minutes 45 seconds West, 98.67 feet; thence North 719.05 feet to a point of curve; thence Northerly along a curve convexed Easterly 111.63 feet, having a radius of 60.00 feet, the chord being North 96.21 feet; thence South 89 degrees 03 minutes 30 seconds East, 630.32 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

P.I.N.: 04-05-277-001 and P.I.N. 04-05-277-002

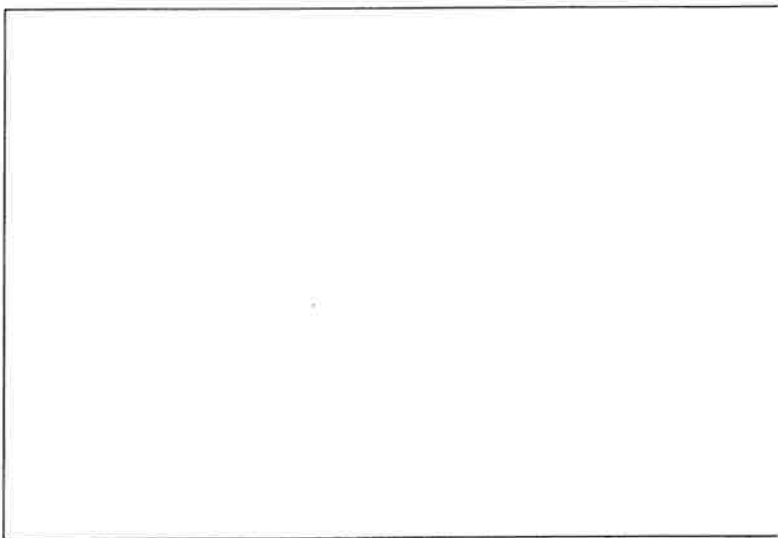
Subject to the sale being confirmed by the court, and unless said real estate and premises are redeemed in the manner and within the time provided by law, to-wit: City of South Beloit, then the purchaser herein named, his heirs or his legal representatives or assigns, will be entitled to a deed for said real estate, upon presentation of this certificate to the undersigned Sheriff of Winnebago County, Illinois, or to his duly qualified and acting successor in office.

Witness my hand and seal, in duplicate, at Rockford, Illinois, this 9th day of July, 2025.



Sheriff of Winnebago County, Illinois

By: *Antwon J. Lenderman*
Deputy Sheriff



STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
COUNTY OF WINNEBAGO

CITY OF SOUTH BELOIT,
a Municipal Corporation,

Plaintiff

vs.

NEW CHAPTER GROUP, INC., an Illinois Corporation;
ZHIBIN WANG; ZHANHAI ZHANG, TEK ENTERPRISES,
INC, d/b/a SERVEPRO OF SOUTHWEST WAUKESHA
COUNTY, a Wisconsin Corporation; ARIVA HOSPITALITY
INC., d/b/a THE GARDEN HOTEL AND CONFERENCE
CENTER, an Illinois Corporation; LIANCHENG ZHANG;
and UNKNOWN OWNERS AND
NONRECORD CLAIMANTS,

Defendants

CASE NO. 20-CH-205

SHERIFF'S DUPLICATE CERTIFICATE OF SALE

The undersigned, as Sheriff of Winnebago County, Illinois, in accordance with the terms of the judgment entered in the above cause, offered at public sale the real estate and premises hereinafter described to the highest and best bidder, on from 10:00 a.m. the 23rd day of June,

2025, and ending at 10:00a.m. on the 25th day of June, 2025, virtually on Roup.com. Said sale was held pursuant to notice as required by said judgment and by law.

I first offered said real estate for sale and received therefore a credit bid in the sum of One Hundred Eleven Thousand Two Hundred Ninety-two and 73/100 Dollars (\$111,292.73). This being the highest and best bid at said sale, I thereupon struck off and sold the whole of said property to said bidder for said money. The highest bid was submitted by the City of South Beloit.

Said real estate and premises are situated in Winnebago County, Illinois, and are described as follows:

Part of the Northwest fractional Quarter (1/4) and part of the Southeast Quarter (1/4) of Section 5, Township 46 North, Range 2 East of the Third Principal Meridian, Roscoe Township, now City of South Beloit, Winnebago County, Illinois, described as follows: Commencing at the Northeast corner of Section 5, aforesaid; thence due South (assumed) along the Old Centerline of Dearborn Avenue (U.S. Hwy. 51), a distance of 600.00 feet; thence North 89 degrees 03 minutes 30 seconds West; 33 feet to the West line of Dearborn Avenue and the place of beginning for the land to be herein described; thence South 207.50 feet; thence West 17.00 feet; thence South 100.38 feet to a point of curve, thence Southerly along a curve convexed Easterly and not tangent to the last described line 331.12 feet, having a radius of 930.77 feet; the chord being the South 10 degrees 24 minutes 45 seconds West 329 feet to a point of tangency; thence South 20 degrees 36 minutes 15 seconds West, 111.27 feet; thence South 55 degrees 49 minutes 15 seconds West 81.78 feet; thence North 89 degrees 04 minutes 45 seconds , 347.64 feet; thence South 00 degrees 55 minutes 15 seconds West, 30.00 feet; thence North 89 degrees 04 minutes 45 seconds West, 98.67 feet; thence North 719.05 feet to a point of curve; thence Northerly along a curve convexed Easterly 111.63 feet, having a radius of 60.00 feet, the chord being North 96.21 feet; thence South 89 degrees 03 minutes 30 seconds East, 630.32 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

P.I.N.: 04-05-277-001 and P.I.N. 04-05-277-002

Subject to the sale being confirmed by the court, and unless said real estate and premises are redeemed in the manner and within the time provided by law, to-wit: City of South Beloit, then the purchaser herein named, his heirs or his legal representatives or assigns, will be entitled to a deed for said real estate, upon presentation of this certificate to the undersigned Sheriff of Winnebago County, Illinois, or to his duly qualified and acting successor in office.

Witness my hand and seal, in duplicate, at Rockford, Illinois, this 9th day of July, 2025.



Sheriff of Winnebago County, Illinois

By: 

Deputy Sheriff