

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. 2020-CH-205

NEW CHAPTER GROUP INC., a dissolved
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 ZENG, and UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,

Defendants

ORDER APPROVING REPORT OF SALE

THIS MATTER coming on to be heard on the 16th day of July, 2025, on the Report of Sale filed by Gary Caruana, Sheriff of Winnebago County, and the Report of Sale having set forth the distributions to be made pursuant to sale under the Decree, and Notices having been given as required, and the Court having found:

A. Notice as required by Chapter 735, Illinois Compiled Statutes, Section 5/15-1507(c) was duly given;

B. The terms of the sale were not unconscionable;

C. The sale was conducted fairly and without fraud;

D. Justice was done;

and that the Sheriff of this County has filed the Sheriff's Certificate of Sale in the Office of the Recorder of Deeds of this County, and the Report having been dully examined by the Court and appearing that the same ought to be confirmed and approved;

The aforesaid costs are hereby added to the balance due the Plaintiff.

IT IS HEREBY ORDERED that the Report of Sale and acts of the Sheriff as shown therein

are hereby approved and confirmed.

IT IS FURTHER ORDERED that the Sheriff shall make a distribution to Plaintiff in the amount of the total due Plaintiff pursuant to the Report of Sale.

IT IS FURTHER ORDERED that the purchaser shall be granted immediate possession of said real estate after the entry of this Order.

IT IS FURTHER ORDERED that the Sheriff shall execute a Certificate of Sale in recordable form and deliver said Certificate to the purchaser.

IT IS FURTHER ORDERED that upon presentation of the Certificate by the purchaser, the Sheriff shall execute a deed pursuant to Chapter 735, Section 5/15-1509(a), immediately.

ENTERED this ____ day of 7/16/2025, 2025.

RBZ

JUDGE RONALD A. BARCH

PREPARED BY:

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I hereby certify that this document is a true, perfect and complete copy of the original on file in my office.

Thomas A. Klein
Clerk of the Circuit Court
Winnebago County, Illinois

By *TW*
Deputy Clerk
Date *7-18-25*

Order entered over oral request for continuance by Dr. Zhanhai Zhang individually and oral request for continuance by New Chapter Group by Attorney Kent Gray, who is not an attorney of record for New Chapter Group. Decree of Foreclosure entered 3/13/24 by agreement. Notice of Sale issued. Sale was published. Property was sold at auction to the highest bidder on date and through the process set forth in the notice and publication. Motion to confirm sale was filed and noticed. No objections or motions were filed by defendants at any time after the March 13, 2024 consent decree entered.