

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THE LAW FIRM OF ALLEN GALLUZZO HEVRIN LEAKE, LLC IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

CITY OF LOVES PARK, an Illinois Municipal Corporation,)	
)	
Plaintiff,)	
v.)	Case No. 2025-FC-0000122
)	
JACK ABUDAYYEH; STATE OF ILLINOIS,)	
ILLINOIS DEPARTMENT OF REVENUE;)	
UNKNOWN OWNERS; UNKNOWN)	
TENANTS; UNKNOWN SPOUSES;)	
UNKNOWN HEIRS; NONRECORD)	
CLAIMANTS.)	
)	
Defendant.)	

RECEIPT UPON SALE

The undersigned as Sheriff of Winnebago County, Illinois in accordance with the terms of the judgment entered in the above cause, offered a public sale of the real estate and Premises hereinafter described to the highest bidder, on the 17th day of December, 2025, via an online auction, said sale was held pursuant to notice as required by said judgment and by law.

I offered said Real Estate for Sale; whereupon, CITY OF LOVES PARK, an Illinois Municipal Corporation offered and bid therefore the sum of Two Hundred and twelve thousand, eight hundred and twenty-eight dollars, and forty-four cents (\$212,828.44) 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. As of this date, I received as payment from the bidder, the amount of \$212,828.44.

Said Real Estate and Premises are situated in Winnebago County, Illinois and are described as follows:

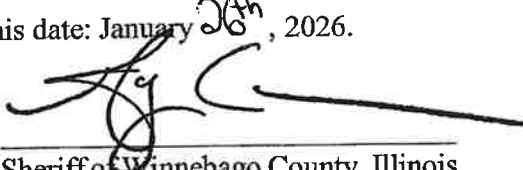
LEGALLY DESCRIBED AS:

Lot Twelve (12) as designated upon the Plat of Woodlake Village Subdivision being a Subdivision of part of the Northwest Quarter (1/4) of Section 4, Township 44 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 35 of Plats on Page 251 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the premises contained in instrument recorded in Microfilm No. 8412-1473 as follows: Part of Lot Twelve (12) as designated upon said Plat of Woodlake Village bounded and described as follows, to-wit: Beginning at the Southeasterly corner of said Lot Twelve (12); thence South 69 degrees 18' 21" West, One Hundred Sixteen and Ninety-seven Hundredths (116.97) feet along the Southerly line of said Lot Twelve (12), to the Southwesterly corner of said lot; thence North 29 degrees 0' 0" West, Five and No Hundredths (5.0) feet along the Westerly line of said Lot Twelve (12); thence North 64 degrees 2' 29" East One Hundred Eighteen and Twenty-two Hundredths (118.22) feet to the Easterly line of said Lot Twelve (12) and a point of intersection with a circular curve to the left having a radius of Three Hundred Thirteen and No Hundredths (313.00) feet; thence Southeasterly along said circular curve to the left, being the Easterly line of said Lot Twelve (12), to the intersection with its chord bearing South 20 degrees 37' 2" East, Fifteen and Seventy-nine Hundredths (15.79) feet to the place of beginning; situated in the County of Winnebago and the State of Illinois.

COMMON ADDRESS: 5093 Woodlake Drive. Loves Park, IL 61111

PIN Nos.: 12-04-154-004

Witness my hand and seal, at Winnebago, Illinois, this date: January 26th, 2026.



Sheriff of Winnebago County, Illinois

By 

Deputy Sheriff



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

CITY OF LOVES PARK, an Illinois Municipal
Corporation,

Plaintiff,

v.

JACK ABUDAYYEH; STATE OF ILLINOIS,
ILLINOIS DEPARTMENT OF REVENUE;
UNKNOWN OWNERS; UNKNOWN
TENANTS; UNKNOWN SPOUSES;
UNKNOWN HEIRS; NONRECORD
CLAIMANTS.

Defendants.

Case No. 2025-FC-0000122

REPORT OF SALE

Pursuant to the Judgment of Foreclosure entered herein, the undersigned of the Winnebago County Sheriff's Department, State of Illinois, reports as follows:

1. At the time and place designated for the Sale ordered herein, the undersigned offered said premises for sale to the highest bidder and CITY OF LOVES PARK, an Illinois Municipal Corporation bid the sum of \$212,828.44, and that being the highest bid offered, I sold said real estate to said highest bidder.

2. Said purchaser paid to Plaintiff the amount of said bid in full satisfaction of said Judgment of Foreclosure.

3. The undersigned has executed and delivered to the purchaser at said Sale a Sheriff's Certificate of Sale.

4. The total amount of indebtedness secured by the Mortgage foreclosed herein and the Judgment of Foreclosure entered herein and the deficiency, if any, are computed as follows:

Amount of Judgment	\$204,441.92
Costs before judgment	\$1,226.92
Continuing \$100.00 per day added to judgment	\$7,500.00
Interest on Judgment from 10/2/2025 through 12/17/2025 at the statutory rate 9%	\$3,831.19
Publication Costs – Notice of Sale	\$550.00
Cost of Sale – Sheriff's Department	\$600.00
Cost of Online Auction	\$400.00
Total Amount of Indebtedness	\$218,550.03
Amount bid at Sale	\$212,828.44
Amount of Deficiency	\$5,721.59

5. It is also reported:

- a. A notice required in accordance with 735 ILCS 5/15-1507(c) was given.
- b. The terms of the Sale were fair and not unconscionable.
- c. The Sale was conducted fairly and without fraud.
- d. Justice was done by the Sale.

Dated: January 26th, 2026

Winnebago County Sheriff's Department

By: Kennedy Hughes
Its: Deputy

PREPARED BY:

Matthew M. Hevrin ARDC 6256083
Allen Galluzzo Hevrin Leake, LLC
839 N. Perryville Rd., Suite 200
Rockford, IL 61107
mhevrin@aghlaw.com

SHERIFF'S CERTIFICATE OF SALE

The undersigned Sheriff of Winnebago County, State of Illinois, hereby certifies that pursuant to a Judgment of Foreclosure entered herein, the following described real estate was advertised to be sold to the public to the highest bidder on or between December 15, 2025, through December 17th in an online auction located at <https://winnebagocountysheriff-il.roup.com/> and at said time and place I offered said premises for sale to the highest bidder.

Whereupon, Plaintiff, City of Loves Park, an Illinois municipal corporation, bid the sum of \$212,828.44 and that being the highest and best bid, I sold to said bidder the following described real estate as follows:

Lot Twelve (12) as designated upon the Plat of Woodlake Village Subdivision being a Subdivision of part of the Northwest Quarter (1/4) of Section 4, Township 44 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 35 of Plats on Page 251 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the premises contained in instrument recorded in Microfilm No. 8412-1473 as follows: Part of Lot Twelve (12) as designated upon said Plat of Woodlake Village bounded and described as follows, to-wit: Beginning at the Southeasterly corner of said Lot Twelve (12); thence South 69 degrees 18' 21" West, One Hundred Sixteen and Ninety-seven Hundredths (116.97) feet along the Southerly line of said Lot Twelve (12), to the Southwesterly corner of said lot; thence North 29 degrees 0' 0" West, Five and No Hundredths (5.0) feet along the Westerly line of said Lot Twelve (12); thence North 64 degrees 2' 29" East One Hundred Eighteen and Twenty-two Hundredths (118.22) feet to the Easterly line of said Lot Twelve (12) and a point of intersection with a circular curve to the left having a radius of Three Hundred Thirteen and No Hundredths (313.00) feet; thence Southeasterly along said circular curve to the left, being the Easterly line of said Lot Twelve (12), to the intersection with its chord bearing South 20 degrees 37' 2" East, Fifteen and Seventy-nine Hundredths (15.79) feet to the place of beginning; situated in the County of Winnebago and the State of Illinois.

COMMON ADDRESS: 5093 Woodlake Drive, Loves Park, IL 61111

PIN Nos.: 12-04-154-004

Said purchaser will be entitled to a Deed to said premises.

Dated: January 26th, 2026

Winnebago County Sheriff's Department

BY Kenneth Hughes

Its: Deputy Kenneth Hughes

PREPARED BY:

Matthew M. Hevrin ARDC 6256083
Allen Galluzzo Hevrin Leake, LLC
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