

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,)
INC., AS NOMINEE FOR EQUIFIRST CORPORATION)
Plaintiff,) 07 CH 27660
vs.)
VERNON DAMERON, ET AL)
Defendants,)

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE, AND ORDER FOR POSSESSION**

This cause coming to be heard on Plaintiff's motion by its attorneys Jaros, Tittle & O'Toole, Ltd., and on the Report of Sale and Distribution of the Selling Officer for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate legally described as:

LOT 55 IN BLOCK 2 IN TENINGA AND COMPANY'S FIFTH IVANHOE MANOR, A SUBDIVISION OF FLOCK 2 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as 240 East 141st Place, Dolton, Illinois 60419. P.I.N. 29-03-114-015.

Due notice of said motion having been served, the Court having reviewed said report, no cause to the contrary having been shown and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That the proceeds of the sale were insufficient to satisfy the amounts due under the Judgment, leaving a sale deficiency of (\$54,577.15);

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency from said sale;

That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That the advances made by the Plaintiff after the entry of the Judgment and prior to sale were fair and reasonable and are allowed;

That said sale was fairly and properly made,



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That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in due form of law and in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer and the distribution of the proceeds set forth therein are hereby approved, ratified and confirmed;

That the proceeds of the sale shall be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title;

That an IN REM judgment in the amount of the sale deficiency of (\$54,577.15), with interest thereon as provided by statute, is entered against the property and that execution on said IN REM judgment shall issue as of law;

That the Special Right of Redemption, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) shall expire thirty (30) days after the entry of this Order.

IT IS FURTHER ORDERED:

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate as of a date no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701);

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(ORDER APPROVING, PAGE 3)

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Vernon Dameron from the mortgaged real estate commonly known as 240 East 141st Place, Dolton, Illinois 60419 without further order of court or notice, and;

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 recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.

Plaintiff is prohibited from taking any further action on its note to collect the IN REM deficiency.

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

[Signature]

Judge

MAY 22 2008

Dated: _____

Circuit Court - 15 10

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