

U.S. BANK, N.A., AS TRUSTEE SUCCESSOR TO)
ARGENT MORTGAGE COMPANY, L.L.C. Plaintiff,) 08 CH 15627
vs.)
LAZARO ARCE; HERITGAGE MANO CONDOMINIUM)
ASSOCIATION; BOARD OF MANAGERS OF THE)
HERITAGE CONDOMINIUM ASSOCIATION BY VIRTUE OF)
A JUDGMENT RECORDED AS DOC#05M1739807 AND)
06M1726697, UNKNOWN OWNERS, NON-RECORD)
CLAIMANTS Defendants,)



Doc#: 0903703033 Fee: \$38.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/06/2009 12:55 PM Pg: 1 of 2

**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:

UNIT A IN BUILDING 27 AS DELINEATED ON THE SURVEY OF HERITAGE MANOR IN PALATINE CONDOMINIUM OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BUILDING SYSTEMS HOUSING CORPORATION, A CORPORATION OF OHIO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22165443, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT OF SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION. Commonly known as 1194 East Barberry Lane, Unit A, Palatine, IL 60074. P.I.N. 02-01-102-053-1051.

The real property that is the subject matter of this proceeding is a condominium residence.

The real property was last inspected by movant or movant's agent on: May, 4, 2008

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

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.

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);

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 Lazaro Arce from the mortgaged real estate commonly known as 1194 East Barberry Lane, Unit A, Palatine, IL 60074 without further order of court or notice, and;

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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.

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

ENTER:

Judge

Dated: _____

James E. Trausch
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