

# UNOFFICIAL COPY

COUNTY DEPARTMENT, CHANCERY DIVI



Wheaton Bank and Trust, as Successor in interest to the  
FDIC as Receiver for Wheatland Bank

Plaintiff,

vs

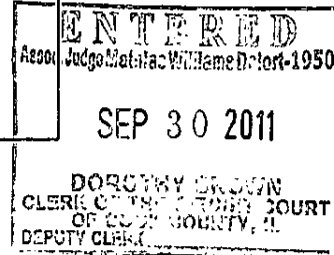
Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9,  
2005; Florica Tiran, as Trustee of the Florica Tiran Trust  
dated May 9, 2005; Ioan Tiran; Florica Tiran; Unknown  
Owners and Non-Record Claimants

Defendants.

Doc#: 1133322093 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/29/2011 03:31 PM Pg: 1 of 5

No. 10 CH 9765

Cal 61



ORDER CONFIRMING JUDICIAL SALE; MORTGAGEE'S  
POST-JUDGEMENT COSTS AND FEES; AND AWARD OF POSSESSION

THIS CAUSE coming to be heard on plaintiff's motion and on the Report of Intercounty  
Judicial Sale, Sale Officer, heretofore appointed to conduct the sale of the subject matter real estate  
to satisfy the judgment of foreclosure and sale entered on April 1, 2011, this Court having reviewed  
the Mortgagee's post judgment costs and fees and the Sale Officer's Report of Sale and Distribution  
showing the proceedings of the Sale Officer under said judgment and the distribution of the proceeds  
derived from the July 5, 2011 sale, award of a deficiency judgment in favor of the plaintiff, due  
notice of the hearing having been given to all parties entitled to such notice, no cause to the contrary  
having been shown, and the Court being duly advised in the premises:

This Court finds that:

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1. The Sale Officer has in all matters proceeded in due form of law and in accordance with the terms of said judgment.
2. That the reinstatement period occurred without reinstatement and that the redemption period had been waived.
3. That notice of the Judicial Sale in accordance with Section 15-1507 of the Illinois Mortgage Foreclosure Law was given.
4. That the terms of the Sale were conscionable.
5. That the sale was conducted properly and without fraud.
6. That the advances made and fees incurred by Plaintiff after the entry of the judgment and through sale confirmation are fair and reasonable.
7. That the successful bidder, Plaintiff is entitled to an order awarding it possession of the real estate.
8. That the Plaintiff is entitled to a deficiency judgment in the amount of \$168,452.88 against the defendants, Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005; Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran; Florica Tiran.
9. That the successful purchaser, the plaintiff, shall be issued a Certificate of Sale and also a Deed of Conveyance.
10. That the court appointed receiver is in possession of the property, has reported it to be vacant, and none of the defendants reside in the subject premises.

## IT IS THEREFORE ORDERED:

1. The sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

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

3. That plaintiff's advances, costs, and fees arising between the entry of the Judgment of Foreclosure and through the date of sale confirmation are approved, ratified and confirmed;

4. That in accordance with the Illinois Mortgage Foreclosure Law the successful bidder, the plaintiff **Wheaton Bank and Trust**, its successors and/or assigns is as of this date awarded possession of the subject mortgage real estate:

LOT 20 IN CHESTERFIELD SECTION C, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 15005125, IN COOK COUNTY, ILLINOIS  
 PIN: 04-34-305-027-0000  
 Common Address: 2700 Central, Glenview, Illinois

5. That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005; Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran, Florica Tiran, without further order of Court.

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

7. That the plaintiff, **Wheaton Bank and Trust**, is awarded a deficiency judgment in its favor and against the defendants, Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005;

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Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran; and Florica Tiran, jointly and severally in the amount of \$168,452.88.

8. That there is no just cause for delay in the enforcement of or appeal from this order.

9. That the City of Chicago may contact the plaintiff, **Wheaton Bank and Trust**, c/o Robert L. Pattullo Jr. 10 S. LaSalle Suite 3400, 312-281-3860, Chicago, Il 60603 with respect to the Property.

10. That plaintiff shall mail a copy of this Order to each defendant within 7 days of the entry of the order.

DATE: \_\_\_\_\_

9/30/11

*[Handwritten Signature]*

ENTERED
SEP 30 2011
JUDGE
DOROTHY BAGAN
CLERK OF THE DISTRICT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Robert L. Pattullo, Jr.  
Law Offices of Robert L. Pattullo, Jr., P.C.  
10 S. LaSalle Street, Suite 3400  
Chicago, Illinois 60603  
(312) 281-3860  
(312) 281-3859 [FAX]  
Attorney ID: 53679

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I hereby certify that the document to which this certification is affixed is a true copy.

*Nov. 28, 2011*

*Dorothy Brown*

**Dorothy Brown**  
Clerk of the Circuit Court  
of Cook County, IL

