## **UNOFFICIAL COPY**



Doc#: 1310513016 Fee: \$72.00 RHSP Fee: \$10.00 Affidavit Fee:

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/15/2013 08:51 AM Pg: 1 of 5

#### **RECORDING COVER PAGE**

This page added for the purpose of affixing Recording information.

Judgment (Paragraph 🖹)

Remarks:

Prepared By & Mail to:

Cook County Clark's Office Giagnono & Robertelli, Ltd. 130 South Bloomingdale Road P O. Box 726 Bloomingdale, Illinois 60108-0726

Giagnorio & Robertelli, Ltd. attorneys at law

1310513016 Page: 2 of 5

## UNOFFICIAL COPY

STATE OF ILLINOIS )	
COUNTY OF COOK )	
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION	
WEST SUBURBAN BANK	)
Plaintiff(s),	) Case No. 11CH06116
GEORGE MOBLEY, JR., CAROL MOBLEY,	)
FIRST AVERICAN BANK, GLENEAGLE TRAIL	PROPERTY ADDRESS:
HOMEOV/NERS' ASSOCIATION, UNKNOWN	) 6517 BRIDLE PATH DRIVE
OWNERS, & MON-RECORD CLAIMANTS	) MATTESON, IL 60443
Defendant(s)	)

#### ORDER CONFIRMING SALE

THIS MATTER having come before the Court on the Motion To Confirm Sale filed by Plaintiff; and thereupon also comes the Sheriff of Cook County, and presents and files his Report of Sale of the premises directed to be sold by him by the former judgment of this Court and it appearing to the Court that no objection or exceptions have been filed or taken to said report; the Court, having examined the Report of Sale, the Motion To Confirm Sale, and being fully advised in the premises, FINDS AS FOLLOWS:

All redemption and reinstatement periods have expired without redemption or reinstatement having been made;

The property was last inspected on 01/01/2012.

The notice in accordance with subsection (c) of §15-1507 or the Illinois Mortgage Foreclosure Law was given; the terms of the sale were fair and not unconscionable; the sale was conducted fairly and without fraud; and justice was done in all respects;

That the said Sheriff of Cook County has in all matters proceeded in due form of law and in accordance with the terms of the said former judgment of this Court, and that the sale made by him and the distribution of the proceeds were in all respects legal and proper:

The Deed to be issued to the successful purchaser or its assignee 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 Deed issued hereunder without any exemption stamps.

#### IT IS THEREFORE ORDERED AS FOLLOWS:

- A. That the sale of the premises should be and hereby is confirmed;
- B. That the Report of Sale should be and hereby is approved and confirmed and the sail proceeds shall be distributed in accordance with the Report of Sale;

1310513016 Page: 3 of 5

### **UNOFFICIAL COPY**

- C. Upon request of the successful bidder, the Sheriff shall execute and deliver a certificate of sale and a deed sufficient to convey title to the premises and that the Deed to be issued to the successful bidder or its assignee 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 Deed issued hereunder without any exemption stamps;
- D. That the fees, costs, and expenses incurred by Plaintiff should be and are hereby approved;
- E. That a personal money judgment is entered in favor of Plaintiff, WEST SUBURBAN BANK, and against Defendant, GEORGE MOBLEY, JR., in the amount of \$101,569.88, and execution on this judgment may issue immediately;
- The GLENEAGLE TRAIL HOMEOWNERS' ASSOCIATION is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3) and the Association shall modify its records accordingly. In the event of any resale of the property, any statement of any liens, including a statement of the account of the property in accordance with 765 ILCS 605/22.1 setting forth the amounts of unpaid assessments, late charges, fines or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of this Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's sale;
- G. That effective 30 DAYS AFTER the entry of this order, the successful bidder is entitled to possession of the premises:

LOT 107 IN THE POINTE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED APRIL 4, 2005 AS DOCUMENT 0509444003, IN COOK COUNTY, ILLINOIS.

P.I.N.: 31-19-410-006-0000

PROPERTY ADDRESS: 6517 BRIDLE PATH DRIVE, MATTESON / 1. 60443

- H. That the Sheriff of Cook County, Illinois, is directed to assist in the eviction and dispossession of GEORGE MOBLEY, JR., CAROL MOBLEY, FIRST AMERICAN BANK, GLENEAGLE TRAIL HOMEOWNERS' ASSOCIATION, UNKNOWN OWNERS and NON-RECORD CLAIMANTS and any unknown occupants claiming through them from the subject premises, and to cause possession of the premises to be surrendered to Plaintiff or its assignee and to ensure that Plaintiff or its assignee is able to take possession thereof and securing possession to Plaintiff or its assignee.
- I. A copy of this Order shall be sent via regular mail to all defendants at their last known addresses within 7 days.
- J. The Court retains jurisdiction during the entire pendency of the foreclosure and until disposition of all matters arising therefrom.

Giagnorio & Robertelli, Ltd attorneys at law

## **UNOFFICIAL COPY**

- There is no just reason to delay enforcement of or appeal from this final appealable K., judgment order.
- Pursuant to 735 ILCS 5/15-1508(b), the name address and telephone number of holder of L. the certificate of sale is: Melrose Holdings 10, LLC, 711 South Westmore, Lombard, II 60148 (630.652.2000).
- Pursuant to 735 ILCS 5/15-1508(b), a copy of this Order shall be mailed to the municipality M. in which the foreclosed property is located: Village of Matteson, Matteson Village Hall, 4900 Village Commons, Matteson, IL 60443.

DATED **ENTER** JUDGE

#91191

WEBSITE: www.gr-lld.com

FAX (630) 980-7575

7870

-086

(089)

TEL

Openin Vincent Robertelli, Esq. Giagnorio & Robertelli, Ltd. 130 South Bloomingdale Road P.O. Box 726 Bloomingdale, Illinois 60108-0726 630.980.7870

#54723 Gina B. Krol, Esq. Cohen & Krol 105 W. Madison Street - Suite 1100 Chicago, IL 60602 312.368.0300

91224-469

January 7, 2013 VR

ENTERED JUDGE LEWIS NIXON-1840

OUNTY CLOPAS OFFICE DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

1310513016 Page: 5 of 5

# **UNOFFICIAL COPY**

Droporty Ox of Cook County, R Clerk of the Circuit Court DorothylBrown certification is affixed is a true copy. I hereby certify that the document to which this Mu Clarks Office