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RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
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(THIS PAGE IS A PART OF ORDER APPROVING OF SALE)

F&S#02-2228D

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I certify that this document is a
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02-2228D

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

CITIGROUP GLOBAL MARKETS REALTY
CORPORATION

NO. 02 CH 4822

PLAINTIFF,

CALENDAR NO: 58

-vs-

ALICE L. HALL; LUCIUS SWILLEY;
JEANETTE TAYLOR; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS
DEFENDANTS

PROPERTY ADDRESS:
7426 SOUTH LUELLA AVENUE
CHICAGO, IL 60649

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION
AND ORDER OF POSSESSION**

THIS CAUSE coming on to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution filed by the duly appointed Selling Officer and for an Order of Possession.

The Court having examined said report finds that the Selling Officer has in every respect proceeded in accordance with the terms of this Court's Judgment, and that said sale was fairly and properly made, and that the proceeds derived therefrom were properly distributed, but were not sufficient to pay in full the amount due the Plaintiff, leaving an IN REM deficiency of \$424,076.56, together with interest thereon at the rate of nine percent per annum from the date of sale.

The Court having examined said report finds that the Selling Officer has in every respect proceeded in accordance with the terms of this Court's Judgment, and that said sale was fairly and properly made, and that the proceeds derived therefrom were properly distributed.

Pursuant to the Motion for Order Approving Report of Sale and Distribution and Order of Possession, THE COURT FINDS

- A. The last inspection of the subject property was completed on Oct. 29, 2012
- B. The subject property was identified as a single family property.
- C. The following defendants have been named as individuals in Plaintiff's complaint:
Alice L. Hall, Lucius Swilley and Jeanette Taylor.
- D. The following occupants were identified as occupying the subject property
Unknown
- E. If the property being foreclosed is not a multi unit property, the Order of Possession shall state that the successful purchaser is entitled to possession of the property, only, and that the successful purchase may only obtain possession of units within the multi unit property occupied by individuals named in the Order of Possession. No Occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or order from the Forcible Entry and Detainer Court.

IT IS ORDERED that the sale of the Property involved herein by said Selling Officer, the distribution by him of the proceeds of sale, issuance of the Selling Officer's Certificate of Sale and his Report of Sale and Distribution of proceeds of sale, be and the same are hereby approved and confirmed.

That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the date of the Selling Officer's sale are approved, ratified and confirmed.

That the Selling Officer shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1507, a certificate of sale and a duplicate thereof to be recorded with the Recorder of Deeds of Cook County, Illinois.

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That upon request by the successful bidder, the Selling Officer shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title, provided that all required payments have been made.

That CITIGROUP GLOBAL MARKETS REALTY CORPORATION is entitled to possession of the Property, commonly known as:

LOTS 11 AND 12 IN BLOCK 4 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7426 South Luella Avenue, Chicago, IL 60649
Permanent Index No.: 20-25-225-018-0000

Effective ^{60 (5/29/13)} 30 DAYS AFTER the entry of this order; the Sheriff of Cook County is directed to evict and dispossess Alice L. Hall, Lucius Swilley and Jeanette Taylor from the subject Property.

IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow defendant to redeem at the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the report of sale and confirmed by the court, and interest at the statutory rate from the date the purchase price was paid or credited as an offset that if said redemption occurs there will remain an IN REM deficiency in the amount of \$424,076.56 with the same lien priorities as to the underlying mortgage herein foreclosed without any rights of homestead.

The Court finds the last Inspection/Tenant check was completed on: Oct. 29, 2012 and the property was identified as a single family property.

A copy of this Order Approving Sale shall be sent to all Defendants via regular mail within 7 days of the entry of this Order.

IT IS FURTHER ORDERED that there is no reason to delay enforcement of or appeal from this order.

CERTIFICATE OF SALE AND/OR PURCHASER AT SALE INFORMATION

1. DATE OF SALE: December 7, 2012
2. NAME OF SUCCESSFUL PURCHASER: CITIGROUP GLOBAL MARKETS REALTY CORPORATION
3. CONTACT PERSON: Glenn Ohno
4. ADDRESS: 17 011 Beach Blvd., Suite 300, Huntington Beach CA, 90803
5. PHONE NO.: (714)-596-6333

Dated: _____

Entered: _____
Judge

Mallory Goldwasser
Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
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(847)291-1717 847-770-4362
Attorney No: 42168

JUDGE DARRYL B. SIMKO

MAR 29 2013

CIRCUIT COURT -- 1823

