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EXHIBIT A

SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS,
TO-WIT: PARCEL 1: UNIT 2-33-04 TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TAHOE VILLAGE
CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION
RECORDED AS DOCUMENT 22270823, AS AMENDED FROM TIME TO TIME,
IN SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE 3RD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Parcel Number: 03-09-308-096-1295
SHARAD A. MEHTA AND REKHA S. MEHTA, HUSBAND AND WIFE, NOT IN TENANCY IN
COMMON, BUT IN JOINT TENANCY

1602 BLACKHAWK TRAIL, WHEELING IL 60090
Loan Reference Number : 16615708/CBRIPD
First American Order No: 8326450
Identifier: FIRST AMERICAN LENDERS ADVANTAGE



Cook County Clerk's Office

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Exhibit

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT DUPAGE COUNTY, ILLINOIS

BANCO POPULAR NORTH AMERICA,)	Case No. 11 CH 004626
)	
Plaintiff,)	Commercial Foreclosure
)	
SHARAD A. MEHTA, SANJAY M. MEHTA,)	<u>Property Address:</u>
REKHA S. MEHTA, CHINTAL MEHTA,)	409 Kiowa
NAPER TRAILS ASSOCIATION, f/k/a)	Naperville, IL 60563
LAKE CARYONAH IMPROVEMENT)	
ASSOCIATION, an Illinois not for profit)	
corporation, UNKNOWN OWNERS and)	
NON-RECORD CLAIMANTS,)	
)	
Defendants.)	

Chlor K. Kishore
 CLERK OF THE
 18TH JUDICIAL CIRCUIT
 DUPAGE COUNTY, ILLINOIS

12 NOV 30 PM 2:19

FILED

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION

This cause coming to be heard on Plaintiff's Motion for the Entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the property which is the subject of the above captioned matter and described as:

PARCEL 1: THE WEST 91.42 FEET OF LOT 2 IN LAKE CARYONAH PHASE 1, BEING A SUBDIVISION OF PART OF LOT 4 IN SIGNAL POINT UNIT ONE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE CARYONAH PHASE 1, RECORDED MARCH 23, 1977 AS DOCUMENT R77-20127, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS, FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE LAKE CARYONAH PLANNED UNIT DEVELOPMENT, DATED OCTOBER 4, 1976 AND RECORDED MARCH 23, 1977 AS DOCUMENT R77-20127 AND THE PLAT RECORDED MARCH 23, 1977 AS DOCUMENT R77-20128 AND THE PLAT RECORDED MARCH 23, 1977 AS DOCUMENT R77-20129.

Common Address: 409 Kiowa, Naperville, IL 60563

PIN No.: 08-32-107-017-0000

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Due notice of said Motion having been given, the Court having examined said Report of Sale and Distribution and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Sheriff of DuPage County, hereinafter "Sheriff" has in every respect proceeded in accordance with the terms of this Court's Judgment of Foreclosure and Sale; and

IT IS FURTHER ORDERED:

That the subject real property is commercial in nature;

That the real property described herein was last inspected by movants, its insurers, investors, receiver or agents on November 1, 2012;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by The Sheriff is hereby approved, ratified, and confirmed;

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

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

That there shall be an *in rem* deficiency judgment entered in favor of Banco Popular North America in the sum of \$114,411.80 with interest thereon as provided by statute against the subject property;

That there shall be an *in personam* deficiency judgment entered in favor of Banco Popular North America in the sum of \$114,411.80 with interest thereon as provided by statute against borrowers, SHARAD A. MEHTA, SANJAY M. MEHTA, REKHA S. MEHTA, and CHINTAL MEHTA.

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

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

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11-10-12 11:00 AM 11-10-12 11:00 AM 11-10-12 11:00 AM

That the successful bidder/mortgagee, Banco Popular North America, can be contacted by any interested County or Municipality at 9600 West Bryn Mawr, Rosemont, IL 60018, (847) 671-5732, c/o William D. Bolsen, Jr.

IT IS FURTHER ORDERED:

That the successful bidder is entitled to and shall have possession of the premises as of the date of entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701(c);

That the Sheriff of Du Page County is directed to evict and dispossess SHARAD A. MEHTA, SANJAY M. MEHTA, REKHA S. MEHTA, CHINTAL MEHTA, and NAPER TRAILS ASSOCIATION, f/k/a LAKE CARYONAH IMPROVEMENT ASSOCIATION, an Illinois not for profit corporation from the property commonly known as 409 Kiowa, Naperville, Illinois 60563;

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

IT IS FURTHER ORDERED that the Deed to be issued hereunder constitutes 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 Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days hereafter.

Date: 11-10-12

Judge: Monica M. Sheets

THIS DOCUMENT PREPARED BY:

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 Chicago, Illinois 60606
 (312) 444-9300