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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2015 10:00 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466

Pin: 31-26-415-001-0000
PA: 13-00423

This Document Prepared By:
PIERCE & ASSOCIATES
Return To: Terry Griffin
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602

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Pierce & Associates File Number # 1300423

Attorney # 91220

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

WELLS FARGO BANK, N.A.;

)
Plaintiff,)

) 13 CH 3623

vs.

) Calendar 60

ALICIA CLAY-ADAMS; DALE ADAMS AKA DALE M.

ADAMS; UNKNOWN OWNERS AND NON RECORD

CLAIMANTS;

)
Defendants,)

) 543 LAKEWOOD BOULEVARD, PARK
FOREST, IL 60466

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOC., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.

2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.

3. The real property that is the subject matter of this proceeding is a vacant single family residence

4. The real property was last inspected by movant or movant's agent on: July, 29, 2015

IT IS THEREFORE ORDERED:

A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's commission is approved for distribution;

B. There shall be an IN PERSONAM deficiency judgment entered in the sum of (\$93,886.63), with interest thereon as by statute provided, against ALICIA CLAY-ADAMS;

C. That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

D. A Deed shall be issued by the Officer conducting this sale immediately following the entry of this Order and after full payment of the bid amount, to successful bidder WELLS FARGO BANK, N.A., or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 4 IN BLOCK 7 IN VILLAGE OF PARK FOREST WESTWOOD

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ADDITION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1954 AS DOCUMENT NO. 16070880, IN COOK COUNTY, ILLINOIS. 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466.

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to immediate possession;

F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;


G. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

H. That the Municipality or County may contact the below with concerns about the real property:

WELLS FARGO BANK N.A. c/o Attn: Drew Hohensee Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270

IT IS FURTHER ORDERED 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 or Sheriff Deed issued hereunder without any exemption stamps.

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn Street
Thirteenth Floor
Chicago, Illinois 60602
Attorney Code #91220
(312) 476-5500
1300423

DATED: _____
ENTER: 

JUDGE

Judge Michael T. Mullen

SEP -2 2015

Circuit Court-2084

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Property of Cook County Clerk's Office

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

~~Date~~ **DOROTHY BROWN** **SEP 24 2015**
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

