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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2015 09:57 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 121 NORTH 17 AVENUE, MELROSE PARK, IL 60160

Pin: 15-10-214-014-0000 15-10-214-015-0000

PA: 10-36200

This Document Prepared By:
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fm

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

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

MARVIN SANCHEZ

Defendants

10 CH 53684
121 NORTH 17 AVENUE
MELROSE PARK, IL 60160

8030
9420

Calendar #63 JUDGE A. KYRIAKOPOULOS

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
ORDER FINDING PERSONAL DEFICIENCY

This cause comes 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 premises, which are the subject of the matter captioned above and described as:

LOTS 17 AND 18 IN BLOCK 87 IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3, AND THAT PART OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN TOWNSHIP 19 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 121 NORTH 17 AVENUE, MELROSE PARK, IL 60160

Property Index No. 15-10-214-014-0000, Property Index No. 15-10-214-015-0000.

Due notice of said motion having been given, the Court having examined said report 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 Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a occupied 4-unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on April 23, 2015

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are 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

UNOFFICIAL COPY**Order Approving Report of Sale**

and Sale and the date of sale are approved;

That there shall be a personal deficiency judgment entered in the sum of \$169,267.23 with interest thereon as by statute provided, against: **MARVIN SANCHEZ**

That The 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, **WELLS FARGO BANK, N.A.**, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: **WELLS FARGO BANK, N.A.**
 Contact: **SALLY TAYLOR- ROUNDPOINT MORTGAGE**
 Address: **5032 PARKWAY PLAZA BLVD**
CHARLOTTE, NC 28217
 Telephone Number: **(704) 426-8873**

IT IS FURTHER ORDERED:

That upon request by the successful bidder, **WELLS FARGO BANK, N.A.**, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess **MARVIN SANCHEZ** from the premises commonly known as 121 NORTH 17 AVENUE, MELROSE PARK, IL, 60160

That the Sheriff cannot evict until 30 days after the entry of this order.

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.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

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 Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER:

 2133

Judge
Judge Bridget A. Mitchell

SEP 08 2015

Circuit Court - 2133

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 (312) 476-5500
 Attorney File No. PA1036290
 Attorney Code. 91220
 Case Number: 10 CH 53684
 TJSC#: 35-4922

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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** OCT 02 2018

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

