

UNOFFICIAL COPY



Doc#: 1528744005 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 10:27 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 6219 SOUTH KEELER AVENUE, CHICAGO, IL 60629

Pin: 19-15-427-040-0000
PA: 14-09202

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

RECORDER

UNOFFICIAL COPY

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

14 CH 18277
6219 SOUTH KEELER AVENUE
CHICAGO, IL 60629

MARIA ALVAREZ AKA MARIA D. ALVAREZ, IBANOE
JOEL ALVAREZ AKA IBANOE J. ALVAREZ

Calendar #62 JUDGE D. BRENNAN

Defendants

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:

LOT 33 IN BLOCK 4 IN BURROW'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6219 SOUTH KEELER AVENUE, CHICAGO, IL 60629

Property Index No. 19-15-427-040-0000.

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, through Auction.com, 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, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on August 6, 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 and Sale and the date of sale are approved;

UNOFFICIAL COPY

Order Approving Report of Sale

That there shall be a personal deficiency judgment entered in the sum of \$180,124.78 with interest thereon as by statute provided, against: MARIA ALVAREZ A/K/A MARIA D. ALVAREZ & IBANOE JOEL ALVAREZ A/K/A IBANOE J. ALVAREZ

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, NA, 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, NA
Contact: DREW HOHENSEE
Address: 1 HOME CAMPUS
DES MOINES, IA 50328
Telephone Number: (414) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, NA, 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 MARIA ALVAREZ A/K/A MARIA D. ALVAREZ, IBANOE JOEL ALVAREZ A/K/A IBANOE J. ALVAREZ from the premises commonly known as 6219 SOUTH KEELER AVENUE, CHICAGO, IL, 60629

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: _____

Judge Daniel Patrick Brennan
SEP 15 2015
Circuit Court 1932

Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1409202
Attorney Code. 91220
Case Number: 14 CH 18277
TJSC#: 35-5309

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this
Certification is affixed is a true copy.
DOROTHY BROWN OCT 13 2008
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

