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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2015 09:58 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 10820 SOUTH LONGWOOD DRIVE, CHICAGO, IL 60643
Pin: 25-18-303-042-0000
PA: 12-11594

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

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

BAYVIEW LOAN SERVICING, LLC

Plaintiff,

-v.-

12 CH 23215
10820 SOUTH LONGWOOD DRIVE
CHICAGO, IL 60643

8030 TT
9420

JEROME THIELMANN A/K/A JEROME J THIELMANN A/K/A
JERRY THIELMANN, LORI THIELMANN A/K/A LORI L
THIELMANN, JPMORGAN CHASE BANK, N.A., SO-IZZI L.L.C.,
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Calendar #59 JUDGE LOFTUS

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:

A PART OF LOT 1 AND VACATED PARTS OF LONGWOOD DRIVE AND WEST 108TH PLACE DESCRIBED IN DOCUMENT 6902771 LYING SOUTH OF AND ADJOINING SAID LOT 1 IN THE SUBDIVISION BY WOODBRIDGE AND READ OF LOTS 1 TO 8 BOTH INCLUSIVE AND THE WEST 33 FEET OF LOT 9 IN THE SUBDIVISION OF BLOCK P IN MORGAN PARK AND OF PART OF LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 15 IN WASHINGTON HEIGHTS IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE BETWEEN A POINT ON THE EASTERLY LINE OF FIRST SAID LOT 1 BEING 140.08 FEET SOUTH WESTERLY OF THE NORTH EASTERLY CORNER OF FIRST SAID LOT 1, AND A POINT ON THE WEST LINE OF FIRST SAID LOT 1 BEING 50 FEET NORTH OF THE SOUTHWEST CORNER OF FIRST SAID LOT 1, AND LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FIRST SAID LOT 1 BEING 25 FEET NORTH OF THE SOUTHWEST CORNER OF FIRST SAID LOT 1, THENCE EASTERLY ON A LINE MAKING AN ANGLE OF 88 DEGREES 47 MINUTES 00 SECONDS WITH THE WEST LINE OF LOT 1 MEASURED CLOCKWISE FROM EAST TO SOUTH 41.83 FEET TO A POINT; THENCE 123 FEET MORE OR LESS, SOUTH EASTERLY ON A LINE OF FIRST SAID LOT 1 AND ITS EXTENSION TO THE EASTERLY LINE OF SOUTH LONGWOOD DRIVE, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 10820 SOUTH LONGWOOD DRIVE, CHICAGO, IL 60643

Property Index No. 25-18-303-042-0000.

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;

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Order Approving Report of Sale

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 a personal deficiency judgment entered in the sum of \$124,567.98 with interest thereon as by statute provided, against: JEROME THIELMANN A/K/A JEROME J THIELMANN A/K/A JERRY THIELMANN

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, BAYVIEW LOAN SERVICING, LLC, 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: BAYVIEW LOAN SERVICING, LLC
Contact: NANCY MARICONDA- M & T BAYVIEW BANK
Address: 1 FOUNTAIN PLAZA, 4TH FLOOR
BUFFALO, NY 14203
Telephone Number: (716) 848-2713

IT IS FURTHER ORDERED:

That upon request by the successful bidder, BAYVIEW LOAN SERVICING, LLC, 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 JEROME THIELMANN A/K/A JEROME J THIELMANN A/K/A JERRY THIELMAN, LORI THIELMANN A/K/A LORI L THIELMANN from the premises commonly known as 10820 SOUTH LONGWOOD DRIVE, CHICAGO, IL, 60643

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 Anna M. Loftus

SEP 22 2015

Circuit Court - 2102



Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1211594
Attorney Code. 91220
Case Number: 12 CH 23215
TJSC#: 35-6986

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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 14 2005

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

