

UNOFFICIAL COPY



Doc#: 1529219023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2015 09:35 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 10640 BROOKS LANE UNIT A1, CHICAGO RIDGE, IL 60415
Pin: 24-18-200-032-1001
PA: 14-10362

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

CCFD REVIEWER

UNOFFICIAL COPY

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

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Plaintiff,

-v.-

14 CH 20850
10640 BROOKS LANE UNIT A1
CHICAGO RIDGE, IL 60415

JOHN T DEGNER, D/K/A JOHN DEGNER, TATRA
CONDOMINIUM ASSOCIATION, PORTFOLIO RECOVERY
ASSOCIATES, LLC

Calendar #67 JUDGE WOLFSON

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:

UNIT NUMBER(S) A1 IN TATRA CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 3 IN WALES TOBEY'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3 WITH THE CENTER LINE OF WEST 106TH STREET THENCE SOUTH ALONG THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3 A DISTANCE OF 520.21 FEET TO THE NORTHWESTERLY LINE OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD A DISTANCE OF 386.30 FEET TO THE WESTERLY LINE OF THE TRI-STATE TOLLWAY. THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE TRI-STATE TOLLWAY, A DISTANCE OF 255.31 FEET; TO THE CENTER LINE OF WEST 106TH STREET EXTENDED EAST; THENCE WESTERLY A DISTANCE OF 234.16 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 281.84 FEET), IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2006 AS DOCUMENT NUMBER 0632415091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 10640 BROOKS LANE UNIT A1, CHICAGO RIDGE, IL 60415

Property Index No. 24-18-200-032-1001.

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, condo;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 22, 2015

IT IS THEREFORE ORDERED:

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

UNOFFICIAL COPY

Order Approving Report of Sale

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;

That there shall be a personal deficiency judgment entered in the sum of \$29,000.46 with interest thereon as by statute provided. against: JOHN T DEGNER A/K/A JOHN DEGNER

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

That upon request by the successful bidder, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, 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: ILLINOIS HOUSING DEVELOPMENT AUTHORITY
 Contact: KIM DABROWSKI- DOVENMUEHLE MORTGAGE INC.
 Address: 1 CORPORATE CENTER DR
 LAKE ZURICH, IL 60047
 Telephone Number: (847) 550-7300

IT IS FURTHER ORDERED:

That upon request by the successful bidder, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, 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 JOHN T DEGNER A/K/A JOHN DEGNER from the premises commonly known as 10640 BROOKS LANE UNIT A1, CHICAGO RIDGE, IL, 60415

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

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1410362
 Attorney Code. 91220
 Case Number: 14 CH 20850
 TJSC#: 35-10293

Judge George F. Scully, Jr.

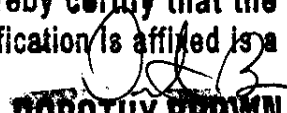
SEP 18 2015

Circuit Court - 2013

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.

Date  **DOROTHY BROWN** OCT 15 2015
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

