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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2015 10:38 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 4327 WEST DICKENS AVENUE, CHICAGO, IL 60639
Pin: 13-34-225-012-0000
PA: 10-36767

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

Bm

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

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

11 CH 00028
4327 WEST DICKENS AVENUE
CHICAGO, IL 60639

FELIPA CORTEZ AKA FELIPA A. CORTEZ

Calendar #60 JUDGE Michael T. Mullen

Defendants

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

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOCIATES, on its Motion for Confirmation of Sale and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objection 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. That 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. This Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any from said sale;

The real property that is the subject matter of this proceeding is a occupied, 2-unit home:

The real property was last inspected by movant, its insurers, investors, or agent on September 12, 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. That after the above costs of Sale, the proceeds of Sale shall be distributed as follows:

\$147,900.00 payable to WELLS FARGO BANK, N.A. and that there shall be a personal deficiency judgment entered in the sum of \$334,569.54 with interest thereon as by statute provide, against: FELIPA CORTEZ AKA FELIPA A. CORTEZ as provided by 735 ILCS 5/15 - 1508(e);
- C. That the successful bidder PROBIDDER LLC 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 FELIPA CORTEZ AKA FELIPA A. CORTEZ from the premises commonly known as 4327 WEST DICKENS AVENUE, CHICAGO, IL. 60639

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.

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

Contact: PROBIDDER LLC
 c/o BARDAN AZARI
 Address: 945 E. KENILWORTH AVE. SUITE 402
 Telephone Number: Palatine, IL 60074
 773-875-5872

A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to PROBIDDER LLC the holder of the Certificate of Sale or its assigns conveying title pursuant to 735 ILCS 5/15-1509; on the property legally described as follows:

LOT 36 IN BLOCK 3 IN GUNN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4327 WEST DICKENS AVENUE, CHICAGO, IL 60639

Property Index No. 13-34-225-012-000.

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

F. The Movant shall mail a copy of Order within seven (7) days to the last known address of the Mortgagor:

Date: _____ Judge Michael T. Mullen ENTER:

OCT 05 2015

Circuit Court-2084

Judge

PIERCE & ASSOCIATES
 Attorneys for Plaintiff
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1036767
 ATTORNEY CODE # 91220
 TJSC#: 35-6073

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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.
DOROTHY BROWN OCT 22 2014
Date *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

