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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 10:31 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 64 EAST PALMER AVENUE, NORTHLAKE, IL 60164
Pin: 12-32-101-013-0000
PA: 10-33418

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

2

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

NATIONSTAR MORTGAGE LLC

Plaintiff,

-v.-

11 CH 19243
64 EAST PALMER AVENUE
NORTHLAKE, IL 60164

JAMES L. POZNECKI

Calendar #55 JUDGE SWANSON

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 13 IN BLOCK 1 IN SECTION 2 OF COUNTRY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION IN THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 100 RODS) THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 100 RODS) OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 64 EAST PALMER AVENUE, NORTHLAKE, IL 60164

Property Index No. 12-32-104-013-0000.

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 single family;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on February 22, 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 \$104,853.48 with interest thereon as by statute provided, against: JAMES L. POZNECKI,

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

That upon request by the successful bidder, NATIONSTAR MORTGAGE 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: NATIONSTAR MORTGAGE, LLC
 Contact: VP OF FIELD SERVICES
 Address: 350 HIGHLAND DRIVE
 LEWISVILLE, TX 75067
 Telephone Number: (469) 426-3359

IT IS FURTHER ORDERED:

That upon request by the successful bidder, NATIONSTAR MORTGAGE 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 JAMES L. POZNECKI from the premises commonly known as 64 EAST PALMER AVENUE, NORTHLAKE, IL, 60164

That the Sheriff cannot evict until 20 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
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 (312) 476-5500
 Attorney File No. PA1038418
 Attorney Code. 91220
 Case Number: 11 CH 19243
 TJSC#: 34-20119

Judge Loretta Eadie-Daniels
OCT 13 2015
 Circuit Court - 1813

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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 27 2015

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

