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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/04/2015 10:48 AM Pg: 1 of 5

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS**  
**County Department, Chancery, Division**

Byline Bank, f/k/a North  
Community Bank, as successor  
in interest to Metrobank et al

Plaintiff/Judgment Creditor,

-vs-

Luis A. Villalva; Ofelia Sotelo, et al.

Defendant/Judgment Debtors.

No. 14CH-11939

**CERTIFIED JUDGMENT or MEMORANDUM OF JUDGMENT**

Judgment was entered on August 11, 2015 in favor of Byline Bank, f/k/a North Community Bank, as successor in interest to Metrobank et al and against **Luis A. Villalva; Ofelia Sotelo** in the amount of \$33,924.61, plus costs, a certified copy of which is attached hereto.

**Last Known Address of Judgment Debtor:**

Luis A. Villalva and Ofelia Sotelo  
520 Elsie Dr.  
Melrose Park IL 60160

County: Cook

**PREPARED BY/MAIL TO:**

TELLER, LEVIT & SILVERTRUST, P.C.  
Attorneys for Plaintiff/Judgment Creditor  
19 South LaSalle Street, Suite 701  
Chicago, Illinois 60603  
(312) 922-3030  
Firm No. 90818

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

BYLINE BANK formerly known as North )  
Community Bank, as successor in interest to )  
Metrobank formerly known as Citizens )  
Community Bank of Illinois, by merger and )  
consolidation, successor in interest to )  
Metropolitan Bank and Trust Company, by )  
merger and consolidation, )  
Plaintiff, )

v.

LUIS A. VILLALVA; OFELIA SOTELO; )  
ALBERT MANCINI; MARY MANCINI; )  
UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, )  
Defendants. )

Case No.: 2014 CH 11939

Cal. 56

Commercial Foreclosure

Property Address:5241-45 Saint Charles Road  
Berkeley, IL 60163PINs: 15-08-106-046-0000  
15-08-106-047-0000

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE, FOR ENTRY OF A DEFICIENCY JUDGMENT,  
AND ORDER FOR POSSESSION**

This cause coming to be heard on Plaintiff's Motion for the Entry of an Order Approving the Report of Sale and Distribution, Entry of a Deficiency Judgment, and Order for Possession, confirming the sale of the property which is the subject of the above captioned matter and described as:

LOTS 205, 206, 207 AND 208 IN J.W. MCCORMACK'S WESTMORELAND,  
A SUBDIVISION IN THE WEST HALF OF FRACTIONAL SECTION 8,  
TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5241-45 Saint Charles Road, Berkeley, IL 60163

PINs: 15-08-106-046-0000 and 15-08-106-047-0000.

Due notice of said Motion having been given, the Court having examined said Report of Sale and Distribution and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/1 5-1507(c) were given;

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

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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 of Foreclosure and Sale; and

IT IS FURTHER ORDERED:

That the subject real property is commercial in nature;

That the real property described herein was last inspected by movants, its insurers, investors, receiver or agents on March 25, 2015;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer is 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 an *in rem* deficiency judgment entered in favor of Byline Bank, in the sum of \$33,924.61 with interest thereon as provided by statute against the subject property;

That there shall be an *in personam* deficiency judgment entered in the sum of \$33,924.61 with interest thereon as provided by statute against the defendants, Luis A. Villalva and Ofelia Sotelo, in favor of Byline Bank.

That there is no Special Right to Redeem pursuant to 735 ILCS 5/15-1604; and

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

That upon request by the successful bidder or its assigns/nominee 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 or assignee/nominee Lily Pond LLC C Series a deed sufficient to convey title.

That the successful bidder/mortgagee or its assign/nominee can be contacted by any interested County or Municipality at 180 North LaSalle, Suite 1925, Chicago, IL, 60601, (773) 475-2868, c/o Elka Nelson

IT IS FURTHER ORDERED:

That the successful bidder and/or its assign/nominee is entitled to and shall have possession of

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the premises as of the date of entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(1);

That the Sheriff of Cook County is directed to evict and dispossess Luis A. Villalva, Ofelia Sotelo, Albert Mancini, Mary Mancini, and Unknown Owners and Non-Record Claimants, from the property commonly known as 5241-45 Saint Charles Road, Berkeley, IL 60163;

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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder constitutes 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.

This Court retains jurisdiction over all matters in this case. There is no just reason to delay in the enforcement or appeal of this Order.

A copy of this order shall be sent via regular mail to all defendants within 7 days hereafter, including the last known address of the mortgagor or mortgagor's attorney.

Date: \_\_\_\_\_

*Judge Pamela McLean Meyerson*

Judge \_\_\_\_\_

**AUG 11 2015**

**Circuit Court - 2097**

**THIS DOCUMENT PREPARED BY:**

Eileen M. Sethna

Terence G. Tiu

Attorneys for Plaintiff

**CHUHAK & TECSON, P.C. (#70693)**

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