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Doc#: 1532444022 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2015 11:09 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 11321 S CARPENTER STREET, CHICAGO, IL 60643
Pin: 25-20-216-021-0000
PA: 14-02386

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

A handwritten signature in black ink, appearing to be 'BW' or similar initials, written in a cursive style.

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CREDIT SUISSE FIRST BOSTON MORTGAGE
SECURITIES CORP., CSAB MORTGAGE-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-4****Plaintiff,****-v.-****KAYODE YUSUF, DORIS YUSUF****Defendants****Associate Judge
Allen Price Walker****NOV 09 2015****Circuit Court - 2071****15 CH 2523
11321 S CARPENTER STREET
CHICAGO, IL 60643****Calendar #57 JUDGE WALKER****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 objections 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 vacant, single family home;

The real property was last inspected by movant, its insurers, investors, or agent on October 15, 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:

\$11,900.00 payable to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-4 and that there shall be a personal deficiency judgement entered in the sum of \$101,349.18 with interest thereon as by statute provide, against: KAYODE YUSUF as provided by 735 ILCS 5/15 - 1508(e);

C. That the successful bidder SYLVA 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 KAYODE YUSUF, DORIS YUSUF from the premises commonly known as 11321 S CARPENTER STREET, CHICAGO, IL, 60643

The Sheriff cannot evict until 30 days after the entry of this order.

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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.

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

Contact: SYLVA LLC
c/o SYLVA LLC
Address: 4740 N. CUMBERLAND #104
Chicago, IL 60656
Telephone Number: 773-807-0453

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 SYLVA 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 19 IN BLOCK 12 IN BENBERGS SUBDIVISION OF BLOCKS 2, 5 TO 8, 11 TO 28 AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 20 ACRES) IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 11321 S CARPENTER STREET, CHICAGO, IL 60643

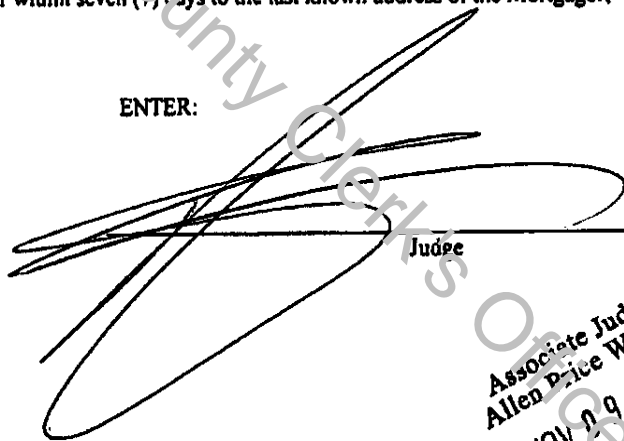
Property Index No. 25-20-216-021-0000.

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: _____

ENTER:


Judge

PIERCE & ASSOCIATES
Attorneys for Plaintiff
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1408386
ATTORNEY CODE # 91220
TJSC#: 35-12604

Associate Judge
Allen Price Walker
NOV 19 2015
Circuit Court - 2071

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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** NOV 18 2015

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

