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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2015 11:02 AM Pg: 1 of 4

Recording Cover Page

ORDER APPROVING SALE

Address: 12042 SOUTH KILDARE AVENUE, ALSIP, IL 60803
Pin: 24-27-206-199-1024
PA: 13-17968

This Document Prepared By:
PIERCE & ASSOCIATES
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03036 19420

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

THE BANK OF NEW YORK MELLON TRUST COMPANY,
N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET
BACKED CERTIFICATES TRUST 2005-4

Plaintiff,

-v.-

14 CH 03706
12042 SOUTH KILDARE AVENUE
ALSIP, IL 60803

YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A
YOUSEF GHUSAIN, MERVAT GHUSAIN, STANDARD
BANK AND TRUST COMPANY AS TRUSTEE UTA DTD
06/08/05 KNOWN AS TRUST NO. 18878, UNKNOWN
BENEFICIARIES OF STANDARD BANK AND TRUST
COMPANY AS TRUSTEE UTA DTD 06/08/05 KNOWN AS
TRUST NO. 18878, ALSIP WOODS CONDOMINIUM
ASSOCIATION, MICHELLE MORIARTY, UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

Defendants

Calendar #55 JUDGE SWANSON

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 12042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ALSIP WOODS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97628813, IN THE NORTH HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12042 SOUTH KILDARE AVENUE, ALSIP, IL 60803

Property Index No. 24-27-206-199-1024.

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, townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 23, 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;

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Order Approving Report of Sale

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 \$110,015.52 with interest thereon as by statute provided, against: YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A YOUSEF GHUSAIN,

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

That upon request by the successful bidder, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET BACKED CERTIFICATES TRUST 2005-4, 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:	The Bank of New York Mellon Trust Company, N.A., As Trustee on Behalf of CWABS Asset Backed Certificates Trust 2005-4
Contact:	C/O DITECH FINANCIAL LLC
Address:	7360 South Kyrene Tempe, AZ 85283
Telephone Number:	(800) 302-4276

IT IS FURTHER ORDERED:

That upon request by the successful bidder, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET BACKED CERTIFICATES TRUST 2005-4, 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 YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A YOUSEF GHUSAIN, MERVAT GHUSAIN, MICHELLE MORIARTY from the premises commonly known as 12042 SOUTH KILDARE AVENUE, ALSIP, IL, 60803

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
Judge Loretta Eadie-Daniels

PIERCE & ASSOCIATES
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Attorney Code. 91220
Case Number: 14 CH 03706
TJSC#: 35-4449

NOV 16 2015
Circuit Court - 1813

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Date: **DOROTHY BROWN** NOV 24 2015
Clerk of Cook County, IL