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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/21/2015 11:00 AM Pg: 1 of 3

Recording Cover Page

ORDER APPROVING SALE

Address: 380 LITTLETON TRAIL, ELGIN, IL 60120

Pin: 06-20-202-018-1225

PA: 10-22/02

This Document Prepared By:

PIERCE & ASSOCIATES

Return To: Terry Griffin

1 North Dearborn

Thirteenth Floor

Chicago, Illinois 60602

CCRD REVIEWER

A handwritten signature in black ink, appearing to be 'D' or 'D.' with a horizontal line underneath.

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

FIFTH THIRD MORTGAGE COMPANY

Plaintiff,

-v.-

10 CH 37157
380 LITTLETON TRAIL
ELGIN, IL 60120

SANG H. JANG AKA SANG JANG, JENNIFER A. JANG
AKA JENNIFER JANG, FIELDSTONE CONDOMINIUM
ASSOCIATION

Calendar #63 JUDGE B, MITCHELL

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

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:

PARCEL 1: UNIT 55-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FIELDSTONE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911, AS AMENDED FROM TIME TO TIME, IN SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 OVER, ON, ACROSS, AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

Commonly known as 380 LITTLETON TRAIL, ELGIN, IL 60120

Property Index No. 06-20-208-018-1225.

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 October 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;

That the proceeds of the sale be distributed in accordance with the Report of Sale and

UNOFFICIAL Order Approving Report of Sale

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 the sum of \$185,820.20 with interest thereon as by statute provided, against the subject property,

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

That upon request by the successful bidder, FIFTH THIRD MORTGAGE COMPANY, 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:	FIFTH THIRD MORTGAGE COMPANY
Contact:	BRAD GRIFFITH, FIFTH THIRD BANK
Address:	MADISONVILLE OP CENTER CINCINNATI, OH 45263
Telephone Number:	(513) 358-5558

IT IS FURTHER ORDERED:

That upon request by the successful bidder, FIFTH THIRD MORTGAGE COMPANY, 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;

immediate by order PT B/M

That the Sheriff of Cook County is directed to evict and dispossess SANG H. JANG AKA SANG JANG, JENNIFER A. JANG AKA JENNIFER JANG from the premises commonly known as 380 LITTLETON TRAIL, ELGIN, IL, 60120

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

immediate by order PT B/M

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 Bridget A. Mitchell

PIERCE & ASSOCIATES
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Attorney Code. 91220
Case Number: 10 CH 37157
TJSC#: 35-10628

DEC 08 2015
Circuit Court - 2133