

# UNOFFICIAL COPY



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/01/2016 11:15 AM Pg: 1 of 3

## Recording Cover Page

Address: 2346 Spruce St  
River Grove, IL 60171

Pin: 12-27-425-017-0000  
PA: 12-02020

This Document Prepared By:  
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Return To: Terry Griffin  
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Chicago, Illinois 60602

A handwritten signature in black ink, appearing to be 'Terry Griffin'.

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

WELLS FARGO BANK, NATIONAL ASSOCIATION

Plaintiff,

-v.-

12 CH 06819  
2436 SPRUCE STREET  
RIVER GROVE, IL 60171

ZOILA SANTOS AKA ZOILA B. SANTOS, KARINA  
BERRONES

Calendar #58 JUDGE SIMKO

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 5 IN BLOCK 10 IN RHODES AND CLARK'S SUBDIVISION OF 76.65 ACRES IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27 AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 26 (SOUTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2436 SPRUCE STREET, RIVER GROVE, IL 60171

Property Index No. 12-27-425-017-0000.

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 home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on November 30, 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 \$91,776.66 with interest thereon as by statute provided, against: ZOILA SANTOS A/K/A ZOILA B. SANTOS & KARINA BERRONES,

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

That upon request by the successful bidder, WELLS FARGO BANK, NATIONAL ASSOCIATION, 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: WELLS FARGO BANK, NA  
 Contact: DREW HOHENSEE  
 Address: 1 HOME CAMPUS  
 DES MOINES, IA 50328  
 Telephone Number: (414) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 ZOILA SANTOS A/K/A ZOILA B. SANTOS, KARINA BERRONES from the premises commonly known as 2416 SPRUCE STREET, RIVER GROVE, IL, 60171

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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: 2/18/16

ENTER:



Judge

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