

UNOFFICIAL COPY



Doc#: 1607113066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 01:32 PM Pg: 1 of 3

Recording Cover Page

Order Approving Sale

Address: 9024 Christina Drive Hickory Hills, IL 60457

Pin: 23-03-221-010

PA: 11-19174

Order Approving Sale being recorded.

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

R

REWEBS

UNOFFICIAL COPY

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

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER
TO WELLS FARGO BANK SOUTHWEST, N.A. FKA
WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS
BANK, FSB.

Plaintiff,

-v.-

10 CH 43970
9024 CHRISTINA DRIVE
HICKORY HILLS, IL 60457

SOFIA PAPAGEORGE, SPIRO PAPAGEORGE, CITIZENS
COMMUNITY BANK OF ILLINOIS

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 10 IN CHRISTINA'S WOODLAND HILLS SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 9024 CHRISTINA DRIVE, HICKORY HILLS, IL 60457

Property Index No. 23-03-221-010.

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 single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 10, 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 COPY

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 a personal deficiency judgment entered in the sum of \$323,665.15 with interest thereon as by statute provided, against: SOFIA PAPAGEORGE,

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, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. FKA WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB., 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: 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, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. FKA WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB., 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:

60 (4/16/16)

That the Sheriff of Cook County is directed to evict and dispossess SOFIA PAPAGEORGE, SPIRO PAPAGEORGE from the premises commonly known as 9024 CHRISTINA DRIVE, HICKORY HILLS, IL, 60457

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: 2/16/16

ENTER:

Judge

JUDGE DARRYL D. SINKO
FEB 16 2016
CIRCUIT COURT - 1823

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1119174
Attorney Code. 91220
Case Number: 10 CH 43970
TJSC#: 35-13076