

UNOFFICIAL COPY



Doc#: 1608841084 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2016 11:27 AM Pg: 1 of 3

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 21 KRISTIN DRIVE UNIT 706, SCHAUMBURG, IL 60195

Pin: 07-10-101-038-1185

PA: 15-01330

This Document Prepared By:
PIERCE & ASSOCIATES
Return To: Danielle Gillum-Robinson
1 North Dearborn
Thirteenth Floor
Chicago, IL 60602

S Y
P 3
S N
SC Y
INT AP

UNOFFICIAL COPY

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

-v.-

15 CH 4822
21 KRISTIN DRIVE UNIT 706
SCHAUMBURG, IL 60195

VASILICA VALENTINA TOMESCU A/K/A VASILICA
TOMESCU, 21 KRISTIN CONDOMINIUM ASSOCIATION

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:

PARCEL 1: UNIT NUMBER 706 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, IN COOK COUNTY, ILLINOIS, ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 522, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as 21 KRISTIN DRIVE UNIT 706, SCHAUMBURG, IL 60195

Property Index No. 07-10-101-038-1185.

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 condominium;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on February 6, 2016

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 \$75,459.39 with interest thereon as by statute provided, against: VASILICA VALENTINA TOMESCU A/K/A VASILICA TOMESCU,

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

That upon request by the successful bidder, JPMORGAN CHASE 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: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
 Contact: PAULETTE SIERRA
 24 Asset Management
 Address: 13155 SW 42ND STREET, SUITE 200
 Miami, FL 33175
 Telephone Number: (855) 414-2424

IT IS FURTHER ORDERED:

That upon request by the successful bidder, JPMORGAN CHASE 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 dispose of VASILICA VALENTINA TOMESCU A/K/A VASILICA TOMESCU from the premises commonly known as 21 KRISTIN DRIVE UNIT 706, SCHAUMBURG, IL, 60195

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

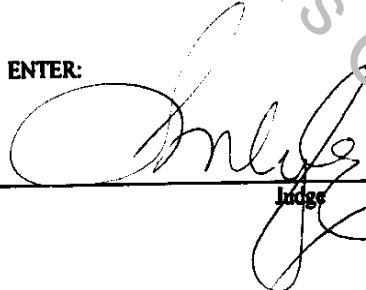
No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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 Freddrenna M. Lyle
 MAR 04 2016
 Judge
 Circuit Court - 2064

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. PA1501330
 Attorney Code. 91220
 Case Number: 15 CH 4822
 TJSC#: 35-16052