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Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2016 11:39 AM Pg: 1 of 3

Property of Cook County Clerk's Office

## Recording Cover Sheet

### ORDER APPROVING SALE

Address: 8157 NORTH CARNABY COURT, HANOVER PARK, IL 60133

Pin: 07-30-112-020-000J

PA: 14-05094

This Document Prepared By:  
PIERCE & ASSOCIATES  
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Chicago, IL 60602

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

CITIMORTGAGE, INC.

Plaintiff,

-v.-

12 CH 19291  
8157 NORTH CARNABY COURT  
HANOVER PARK, IL 60133

MANUEL GUTIERREZ A/K/A MANUEL GUTIERREZ, SR,  
GABRIELA GUTIERREZ, MANUEL GUTIERREZ, JR,  
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Calendar #55 JUDGE SWANSON

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 20 IN BLOCK 69 IN HANOVER HIGHLANDS UNIT NUMBER 11, A SUBDIVISION IN THE NORTH 1/25 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 19, 1970 AS DOCUMENT NO. 21162019 IN COOK COUNTY, ILLINOIS.

Commonly known as 8157 NORTH CARNABY COURT, HANOVER PARK, IL 60133

Property Index No. 07-30-112-020-0000.

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, through Auction.com, 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 October 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 Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure

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## Order Approving Report of Sale

and Sale and the date of sale are approved;

That there shall be a personal deficiency judgment entered in the sum of \$114,503.17 with interest thereon as by statute provided, against: MANUEL GUTIERREZ A/K/A MANUEL GUTIERREZ, SR,

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

That upon request by the successful bidder, CITIMORTGAGE, INC., 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: CITIMORTGAGE, INC.  
 Contact: JULIE KOHN  
 Address: 1000 TECHNOLOGY DR, MAIL STOP 314,  
 O'FALLON, MO 63368-2240  
 Telephone Number: (877) 245-2514

### IT IS FURTHER ORDERED:

That upon request by the successful bidder, CITIMORTGAGE, INC., 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 MANUEL GUTIERREZ A/K/A MANUEL GUTIERREZ, SR, GABRIELA GUTIERREZ, MANUEL GUTIERREZ, JR from the premises commonly known as 8157 NORTH CARNABY COURT, HANOVER PARK, IL, 60137

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: \_\_\_\_\_

ENTER: \_\_\_\_\_

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1405094  
 Attorney Code. 91220  
 Case Number: 12 CH 19291  
 TJSC#: 35-11634

Judge  
 Judge Freddeana M. [Signature]

JAN 29 2016  
 Circuit Court - 2064

*WILLIAMS BANK NA  
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