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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 02:56 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 721 PRESTWICK LANE, WHEELING, IL 60090

Pin: 03-12-305-017-0000

PA: 12-10133

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

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

M&T BANK

Plaintiff,

-v.-

12 CH 18619
721 PRESTWICK LANE
WHEELING, IL 60090

VLAD TANSKY, ASTOR PLACE TOWNHOME
ASSOCIATION, SVELDANA TANSKY, UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

Calendar #61 JUDGE OTTO

Defendants

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

THAT PART OF NON-EASEMENT AREA 3 OF ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 349.18 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 15.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 3; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST 92.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 63.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 21.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 20 SECONDS EAST, 63.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 40 SECONDS WEST, 21.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,722 SQUARE FEET, IN COOK COUNTY, ILLINOIS.

Commonly known as 721 PRESTWICK LANE, WHEELING, IL 60090

Property Index No. 03-12-305-017-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised of 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, townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 19, 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

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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;

\$96,900.95 

That there shall be a personal deficiency judgment entered in the sum of \$107,244.74 with interest thereon as by statute provided, against: VLAD TANSKY

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and 735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, M&T BANK, 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: M & T BANK
Contact: DAVID LINA
Address: 1700 WEHRLE DRIVE
WILLIAMSVILLE, NY 14221
Telephone Number: (800) 724-6133

IT IS FURTHER ORDERED:

That upon request by the successful bidder, M&T BANK, 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 VLAD TANSKY, SVETLANA TANSKY from the premises commonly known as 721 PRESTWICK LANE, WHEELING, IL, 60090

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 Foreible 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 Judge Michael F. Otto

SEP 30 10:51
Circuit Court - 2065

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1210133
Attorney Code: 91220
Case Number: 12 CH 18619
TJSC#: 35-4387

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I hereby certify that the document to which this
certification is affixed is a true copy.
BONNIE BROWN APR 0 12016
Date Bonnie Brown
Bonnie Brown
Clerk of the Circuit Court
of Cook County, IL

