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Doc#: 1610410158 Fee: \$44.00  
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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: 707 STOWELL AVENUE, STREAMWOOD, IL 60107  
Pin: 06-26-420-012-0000  
PA: 13-11057

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

COOK COUNTY CLERK'S OFFICE  
APR 13 2016  
Yarbrough

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

NATIONSTAR MORTGAGE LLC

Plaintiff,

-v.-

13 CH 17472  
707 STOWELL AVENUE  
STREAMWOOD, IL 60107

Calendar #64 JUDGE R. SENECHALLE

EDUVINA VILLELA, JOSE VILLELA, THE BANK OF  
NEW YORK MELLON FKA THE BANK OF NEW YORK,  
AS SUCCESSOR TO JPMORGAN CHASE, N.A. AS  
TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS  
OF THE CWHEQ INC., CWHEQ REVOLVING HOME  
EQUITY LOAN TRUST, SERIES 2006-C

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 5251 IN WOODLAND HEIGHTS UNIT NO. 12, BEING A SUBDIVISION IN SECTION 25, 26, AND SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS, RECORDED IN THE RECORDER'S OFFICE MARCH 6, 1970 AS DOCUMENT NO. 21099951, IN COOK COUNTY, ILLINOIS.

Commonly known as 707 STOWELL AVENUE, STREAMWOOD, IL 60107

Property Index No. 06-26-420-012-0000.

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 July 27, 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;

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## Order Approving Report of Sale

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 and Sale and the date of sale are approved;

That there shall be a personal deficiency judgment entered in the sum of \$110,031.80 with interest thereon as by statute provided, against: EDUVINA VILLELA,

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

That upon request by the successful bidder, NATIONSTAR MORTGAGE LLC, 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: NATIONSTAR MORTGAGE, LLC  
 Contact: NATIONSTAR MORTGAGE  
 Address: 350 HIGHLAND DRIVE  
 LEWISVILLE, TX 75067  
 Telephone Number: (888) 480-2432  
 IT IS FURTHER ORDERED: *Clk Patrick Bowman*

That upon request by the successful bidder, NATIONSTAR MORTGAGE LLC, 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 EDUVINA VILLELA, JOSE VILLELA from the premises commonly known as 707 STOWELL AVENUE, STREAMWOOD, IL, 60107

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 Mortgagee.

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

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1311057  
 Attorney Code. 91220  
 Case Number: 13 CH 17472  
 TJSC#: 35-8603

**ENTERED**  
 JUDGE ROBERT E. SENECHALLE -1915  
  
 OCT 06 2015  
  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL  
 DEPUTY CLERK

**ENTERED**  
 JUDGE ROBERT E. SENECHALLE -1915  
  
 OCT 06 2015  
  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL  
 DEPUTY CLERK

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 11 2016

I hereby certify that the document to which this  
certification is attached is a true and correct copy  
Date: **JAN 01 2016**  
Clerk of Cook County