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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 02:46 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 31 ILIAD DRIVE, TINLEY PARK, IL 60477

Pin: 31-07-405-074 0000

PA: 12-17202

This Document Prepared By:
PIERCE & ASSOCIATES
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COOK COUNTY CLERK'S OFFICE
APR 13 2016
KAY

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

GREEN TREE SERVICING LLC

Plaintiff,

-v.-

12 CH 33955
31 ILIAD DRIVE
TINLEY PARK, IL 60477

IBRAHIM ATTEH, FAIRWAY TOWNHOMES AT THE
ODYSSEY CLUB HOMEOWNERS ASSOCIATION,
ODYSSEY CLUB UMBRELLA ASSOCIATION

Defendants

Calendar #58 JUDGE SIMKO

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:

THAT PART OF LOT 15 IN BLOCK 3 OF ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15, THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 88.56 FEET TO THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, ALONG SAID CENTER LINE, 126.10 FEET TO THE EAST LINE OF SAID LOT 15, THENCE SOUTH 00 DEGREES 01 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 77.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 15; THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 76.07 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 15, THENCE NORTHWESTERLY, ALONG A CURVE LINE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.49 FEET TO THE WEST LINE OF SAID LOT 15; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 27.45 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 31 ILIAD DRIVE, TINLEY PARK, IL 60477

Property Index No. 31-07-405-074-0000.

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, condo;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on January 26, 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;

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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 \$230,675.32 with interest thereon as by statute provided, against: IBRAHIM ATIEH,

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

That upon request by the successful bidder, GREEN TREE SERVICING 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: DITECH FINANCIAL LLC
Contact: Tami L. Wycoff
Address: 345 ST. PETER STREET ROAD
ST. PAUL, MN 55102-1211
Telephone Number: (817) 524-2072

IT IS FURTHER ORDERED:

That upon request by the successful bidder, GREEN TREE SERVICING 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 IBRAHIM ATIEH from the premises commonly known as 31 ILIAD DRIVE, TINLEY PARK, IL, 60477

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: 3/24/16

ENTER:

T. J. [Signature]
JUDGE: D. P. B. SIMKC
MAR 24 2016
CIRCUIT COURT - 1823

PIERCE & ASSOCIATES
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Case Number: 12 CH 33955
TJSC#: 35-18440