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Doc#: 1610410137 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 02:49 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 9937 SOUTH CICERO AVENUE UNIT 402, OAK LAWN, IL 60453
Pin: 24-10-300-110-1026
PA: 14-04673

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

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR MORTGAGEIT SECURITIES CORP.
MORTGAGE LOAN TRUST, SERIES 2007-1, MORTGAGE
PASS-THROUGH CERTIFICATES

Plaintiff,

-v.-

LUIS ZAPATA, MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
MORTGAGEIT, INC, OAK WOOD LANE
CONDOMINIUM ASSOCIATION

Defendants

14 CH 11873
9937 SOUTH CICERO AVENUE UNIT 402
OAK LAWN, IL 60453

Calendar #62 JUDGE D. BRENNAN

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
ORDER FINDING PERSONAL DEFICIENCY

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOCIATES, on its Motion for Confirmation of Sale and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and Distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law;
2. That the Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c) has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud;
3. This Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any from said sale;

The real property that is the subject matter of this proceeding is a occupied, condo:
The real property was last inspected by movant, its insurers, investors, or agent on September 3, 2015:

IT IS THEREFORE ORDERED:

- A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's Commission is approved for distribution.
- B. That after the above costs of Sale, the proceeds of Sale shall be distributed as follows:
\$27,500.00 payable to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT SECURITIES CORP. MORTGAGE LOAN TRUST, SERIES 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES and that there shall be a personal deficiency judgement entered in the sum of \$103,010.05 with interest thereon as by statute provide, against: LUIS ZAPATA as provided by 735 ILCS 5/15 - 1508(e);
- C. That the successful bidder AmGUN INVESTMENTS LLC 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 LUIS ZAPATA from the premises commonly known as 9937 SOUTH CICERO AVENUE UNIT 402, OAK LAWN, IL, 60453

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

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of Possession or an order from the Forcible Entry and Detainer Court.

D. Municipality or County may contact the below with concerns about the real property:

Contact: AmGUN INVESTMENTS LLC
 c/o MITH GUNDOGDU
 Address: 10730 S. CICERO AVE. STE 205
 Oak Lawn, IL 60453
 Telephone Number: 773-620-5562

A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to AmGUN INVESTMENTS LLC the holder of the Certificate of Sale or its assigns conveying title pursuant to 735 ILCS 5/15-1509; on the property legally described as follows:

UNIT NO. 402, IN OAK WOOD LANE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTH 2/3 OF LOT 2 IN THE SUBDIVISION HEREINAFTER DESCRIBED, LYING WEST OF A LINE PARALLEL TO AND 175.91 FEET EAST OF THE CENTER LINE OF CICERO AVENUE (EXCEPTING THEREFROM THAT PART THEREOF LYING WEST OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 22, 2005 AS DOCUMENT NO. 0520318016, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 9937 SOUTH CICERO AVENUE UNIT 402, OAK LAWN, IL 60453

Property Index No. 24-10-300-059, Property Index No. 24-10-300-110-1026.

E. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

F. The Movant shall mail a copy of Order within seven (7) days to the last known address of the Mortgagor:

Date: _____

ENTER:

[Signature]
 Judge Daniel Patrick Brennan
 Judge

SEP 30 2015
 Circuit Court 1932

PIERCE & ASSOCIATES
 Attorneys for Plaintiff
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 (312) 476-5500
 Attorney File No. PA1404673
 ATTORNEY CODE # 91220
 TJSC#: 35-8322

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I hereby certify that the document to which this
certification is affixed is a true copy.
DOROTHY BROWN MAR 30 2016
Date Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

