

UNOFFICIAL COPY



Doc#: 1611142064 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2016 10:09 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 5152 S TRIPP AVENUE, CHICAGO, IL 60632

Pin: 19-10-402-056-0000

PA: 13-16609

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

S
P
S
SC
14
12
10

UNOFFICIAL COPY

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

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR
BY MERGER TO NATIONAL CITY BANK,
SUCCESSOR BY MERGER TO MID AMERICA BANK,
FSB

Plaintiff,

-v.-

GERARDO MORALES HERNANDEZ A/K/A
GERARDO MARTIN MORALES-HERNANDEZ A/K/A
GERARDO M. MORALES HERNANDEZ, VICTOR
TAPIA SANDOVAL A/K/A VICTOR M. TAPIA
SANDOVAL, MARICELA TAPIA

Defendants

8030¹¹
9420

14 CH 01267
5152 S TRIPP AVENUE
CHICAGO, IL 60632

Calendar #59 JUDGE LOFTUS

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF
COMMISSION

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 5/15-150 (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, single family home;

The real property was last inspected by movant, its insurers, investors, or agent on September 26, 2013;

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:

\$128,450.00 payable to PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO MID AMERICA BANK, FSB and that there shall be an IN REM deficiency judgement entered in the sum of \$244,818.40 with interest thereon as by statute provided, against the subject property as provided by 735 ILCS 5/15 - 1508(e);

C. That the successful bidder CIRRUS INVESTMENT GROUP 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.

Ann

UNOFFICIAL COPY

That the Sheriff of Cook County is directed to evict and dispossess GERARDO MORALES HERNANDEZ A/K/A GERARDO MARTIN MORALES-HERNANDEZ A/K/A GERARDO M. MORALES-HERNANDEZ, VICTOR TAPIA SANDOVAL A/K/A VICTOR M. TAPIA SANDOVAL, MARICELA TAPIA from the premises commonly known as 5152 S TRIPP AVENUE, CHICAGO, IL, 60632

The Sheriff cannot evict until ⁶⁰ 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.

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

Contact: CIRRUS INVESTMENT GROUP LLC
 c/o SU-YUN KOLAR
 Address: 120 W. MADISON #1407
 Chicago, IL 60602
 Telephone Number: 708-289-8915

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 CIRRUS INVESTMENT GROUP 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:

THE SOUTH 5 FEET OF LOT 21 AND ALL OF LOT 22 IN BELL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5152 S TRIPP AVENUE, CHICAGO, IL 60632

Property Index No. 19-10-402-056-0000.

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:

FEB 29 2016

Circuit Court - 2102



Judge

PIERCE & ASSOCIATES
 Attorneys for Plaintiff
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1316609
 ATTORNEY CODE # 91220
 TJSC#: 35-9316

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

DEROCHY BROWN APR 1 12 01

Date *Derochy Brown*

Derochy Brown
Clerk of the Circuit Court
of Cook County, IL

