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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/20/2016 09:47 AM Pg: 1 of 4

Property of Cook County Clerk's Office

**Recording Cover Sheet**

**ORDER APPROVING SALE**

**Address: 1106 WHITFIELD ROAD, NORTHBROOK, IL 60062**

**Pin: 04-11-220-017-0000**

**PA: 08-01359**

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

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

US BANK NATIONAL ASSOCIATION

Plaintiff

-v.-

08 CH 3107  
1108 WHITFIELD ROAD  
NORTHBROOK, IL 60062JOHN GRATALO JR A/K/A JOHN GRATALO, ESTATES  
WINDOWS, LTD., STATE FARM BANK, AMERICAN  
GENERAL FINANCIAL SERVICES OF ILLINOIS, INC.

Defendants

Calendar #61 JUDGE OTTO

**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 1 IN BLOCK 4 IN NORTHBROOK EAST, A RESUBDIVISION OF BLOCKS 9, 10, 11, 12, 13, 18, 19, 20, 22 AND LOTS 2 TO 25, INCLUSIVE IN POINT IN THE WESTERLY LINE OF SAID LOT 34, A DISTANCE OF 14.82 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 34, A DISTANCE TOGETHER WITH VACATED DALTON PLACE, OF EST WAY, OTIS PLACE, BARBARA LANE AND BARNSELY LANE AND VACATED PORTIONS OF MARSHALL ROAD AND EAST ROAD, ALL IN 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1952 AS DOCUMENT 15478433, IN COOK COUNTY, ILLINOIS.

Commonly known as 1108 WHITFIELD ROAD, NORTHBROOK, IL 60062

Property Index No. 04-11-220-017-0000.

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 vacant, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 8, 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 \$5,349.64 with interest thereon as by statute provided, against: JOHN GRATALO JR A/K/A JOHN GRATALO.

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

That upon request by the successful bidder, US BANK NATIONAL ASSOCIATION, 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: U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR LEHMAN BROTHERS-  
STRUCTURED ASSET INVESTMENT LOAN TRUST-SAIL 2005-3

Contact: KIM STEWART  
Address: 800 MADISONLAND ST  
Owensboro, KY 42301  
Telephone Number: (270) 852-3401

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, US BANK NATIONAL ASSOCIATION, 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 JOHN GRATALO JR A/K/A JOHN GRATALO from the premises commonly known as 1108 WHITFIELD ROAD, NORTHBROOK, IL 60062

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:

*Michael F. Otto*  
 Judge Michael F. Otto  
 MAR 10 2018  
 Circuit Court - 2065

PIERCE & ASSOCIATES  
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 Attorney File No. PA0801359  
 Attorney Code. 91220  
 Case Number: 08 CH 3107  
 TJSC#: 33-8785

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I hereby certify that the foregoing is a true and correct copy of the original as certified to me by the Clerk of the Circuit Court of Cook County, Illinois.

*Dorothy Brown*  
**DOROTHY BROWN APR 13 2016**

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

