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1612315014

Doc#: 1612315014 **Fee:** \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2016 09:34 AM Pg: 1 of 3

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 332 PALISADES POINT UNIT B60, SCHAUMBURG, IL 60194

Pin: 07-23-103-009-1014

PA: 10-34375

This Document Prepared By:
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PH

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

NATIONSTAR MORTGAGE LLC

Plaintiff,

-v.-

10 CH 50097
 332 PALISADES POINT UNIT B60
 SCHAUMBURG, IL 60194

CYNTHIA SCHREIER, THE BANK OF NEW YORK MELLON
 FKA THE BANK OF NEW YORK AS SUCCESSOR TO
 JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWHEQ 2005-G, DUNBAR LAKES
 CONDOMINIUM ASSOCIATION, DUNBAR LAKES
 COMMUNITY ASSOCIATION

Calendar #63 JUDGE B, MITCHELL

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:

ITEM 1: UNIT 60-B AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 13TH DAY OF MARCH, 1974 AS DOCUMENT 2742777. ITEM 2: AN UNDIVIDED 1.761% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 7 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID; THENCE SOUTH 86 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID, 813.91 FEET TO A POINT 480.00 FEET NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST 35.00 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 365.0 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 58 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID; THENCE NORTH 83 DEGREES 11 MINUTES 34 SECONDS EAST ALONG ANOTHER SOUTH LINE OF LOT 7 AFORESAID 221.36 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 332 PALISADES POINT UNIT B60, SCHAUMBURG, IL 60194

Property Index No. 07-23-103-009-1014.

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, townhouse;

UNOFFICIAL COPY Order Approving Report of Sale

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 18, 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;

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 \$53,001.85 with interest thereon as by statute provided, against: CYNTHIA SCHREIER,

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: JAMIE BURGESS
 Address: 3501 HIGHLAND DR
 LEWISVILLE, TX 75067
 Telephone Number: (888) 480-2432

IT IS FURTHER ORDERED:

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 CYNTHIA SCHREIER from the premises commonly known as 332 PALISADES POINT UNIT B60, SCHAUMBURG, IL, 60194

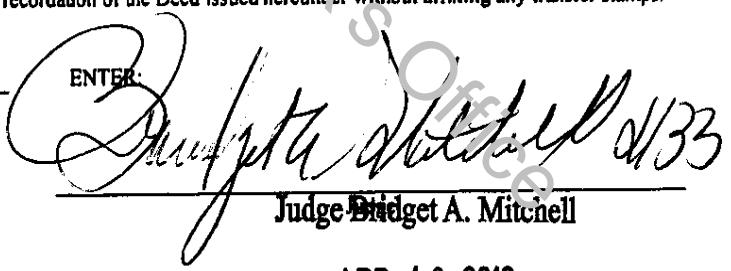
That the Sheriff cannot evict until 30 days after the entry of this order.

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: _____

ENTER:  4/13/16

Judge Bridget A. Mitchell

APR 19 2016

Circuit Court - 2133

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