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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2016 11:34 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 4212 LELAND AVENUE, LYONS, IL 60534

Pin: 18-02-211-030

PA: 09-29368

This Document Prepared By:
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

HSBC BANK USA, NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE OF THE FBR SECURITIZATION
TRUST 2005-2, CALLABLE MORTGAGE-BACKED
NOTES, SERIES 2005-2

Plaintiff,

-v.-

09 CH 48737
4212 LELAND AVENUE
LYONS, IL 60534

VICTOR RUIZ, DORA RUIZ A/K/A DORA L. RUIZ

Calendar #62 JUDGE BRENNAN, D.

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:

LOT 5 IN BLOCK 4 IN WHITE'S 2ND ADDITION TO LYONS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4212 LELAND AVENUE, LYONS, IL 60534

Property Index No. 18-02-211-030.

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, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on January 27, 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;

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Order Approving Report of Sale

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 \$245,368.02 with interest thereon as by statute provided, against: VICTOR RUIZ,

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

That upon request by the successful bidder, HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FBR SECURITIZATION TRUST 2005-2, CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-2, 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: SPECIALIZED LOAN SERVICING
Contact: JEFF DOWDEN-jeff.dowden@sls.net
Address: 5743 LUCENT BLVD., STE. 600
Highlands Ranch, CO 80129
Telephone Number: (720) 211-7446

IT IS FURTHER ORDERED:

That upon request by the successful bidder, HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FBR SECURITIZATION TRUST 2005-2, CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-2, 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 dispose of VICTOR RUIZ, DORA RUIZ A/K/A DORA L. RUIZ from the premises commonly known as 4212 LELAND AVENUE, LYONS, IL, 60534

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: _____

Judge Daniel Patrick Brennan
APR 28 2016
Judge
Circuit Court 1932

PIERCE & ASSOCIATES
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Attorney File No. PA0929368
Attorney Code. 91220
Case Number: 09 CH 48737
TJSC#: 36-1277

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I hereby certify that the document to which this certification is affixed is a true copy
DORSEY BROWN MAY 19 2016
Date Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

