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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/24/2016 09:09 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Recording Cover Sheet

ORDER APPROVING SALE

Address: 2302 ECHELON CIRCLE, MATTESON, IL 60443

Pin: 31-16-407-003-1039

PA: 14-11316

This Document Prepared By:

PIERCE & ASSOCIATES

Return To: Danielle Gillum-Robinson

1 North Dearborn

Thirteenth Floor

Chicago, IL 60602

CCRD REVIEW

R

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

15 CH 1112
2302 ECHELON CIRCLE
MATTESON, IL 60443THERESA A. RAYFORD, THE ECHELON
CONDOMINIUM ASSOCIATION

Defendants

Calendar #62 JUDGE BRENNAN, D.

**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 March 17, 2016;

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:

\$77,500.00 payable to WELLS FARGO BANK, NA and that there shall be a personal deficiency judgment entered in the sum of \$115,925.77 with interest thereon as by statute provide, against: THERESA A. RAYFORD as provided by 735 ILCS 5/15 - 1508(e);

C. That the successful bidder PROBIDDER LLC / NORTH SHORE HOLDINGS, LTD 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 THERESA A. RAYFORD from the premises commonly known as 2302 ECHELON CIRCLE, MATTESON, IL, 60443

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.

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

Contact: PROBIDDER LLC / NORTH SHORE HOLDINGS, LTD
 c/o BARDAN AZARI
 Address: 6859 W. BELMONT
 Chicago, IL 60634
 Telephone Number: 773-875-5872

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 PROBIDDER LLC / NORTH SHORE HOLDINGS, LTD 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 G BUILDING 25 IN THE ECHELON CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 1, 2 AND 3 IN THE FINAL PLAT OF THE ECHELON OF MATTESON, BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 2007 AS DOCUMENT NO. 0700415071, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2007 AS DOCUMENT NO. 0723515034 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


Commonly known as 2302 ECHELON CIRCLE, MATTESON, IL 60443

Property Index No. 31-16-408-001-0000, Property Index No. 31-16-407-003-1039.

- 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:



Judge Daniel Patrick Brennan
 JUN 14 2016
 Circuit Court 1932

PIERCE & ASSOCIATES
 Attorneys for Plaintiff
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 Attorney File No. PA1411316
 ATTORNEY CODE # 91220
 TJSC#: 36-2681

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I hereby certify that the document to which this
certification is affixed is a true copy.
DOROTHY BROWN JUN 21 2016
Date *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

