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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/20/2016 12:41 PM Pg: 1 of 4

Recording Cover Sheet

Order Approving Sale

Address: 747 Arlington Road, Riverside, IL 60546

Pin: 15-25-416-022-0000

PB: 15-02691

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

CHAMPION MORTGAGE COMPANY

Plaintiff,

-v.-

15 CH 09514
747 ARLINGTON ROAD
RIVERSIDE, IL 60546

Calendar #64 JUDGE R. SENECHALLE

CRAIG W LUSTHOFF AS SUCCESSOR TRUSTEE OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, RUTH ANNE BRENDEMUHL AS SUCCESSOR TRUSTEE OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, CRAIG W LUSTHOFF, RUTH ANNE BRENDEMUHL, UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN BENEFICIARIES OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, UNKNOWN HEIRS AND LEGATEES OF RUTH I LUSTHOFF, IF ANY, UNKNOWN OWNERS AND NON RECORD CLAIMANTS, JULIE FOX, SPECIAL REPRESENTATIVE OF THE DECEASED MORTGAGOR, RUTH I. LUSTHOFF

Defendants

2030
9420

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

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 SEVENTY (70) IN SUBDIVISION OF LOT "A" IN KIRCHMAN AND JEDLANS RIVERSIDE PARKWAY AND HARLEM AVENUE SUBDIVISION OF THAT PART OF LOT TWO (2) LYING SOUTH OF THE CENTER OF RIVERSIDE PARKWAY, AND ALL OF LOTS THREE AND FOUR OF CIRCUIT COURT PARTITION OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 747 ARLINGTON ROAD, RIVERSIDE, IL 60546

Property Index No. 15-25-416-022-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises. HINDS:

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 2-story unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 26, 2016

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by

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Order Approving Report of Sale

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;

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

That upon request by the successful bidder, CHAMPION MORTGAGE COMPANY, 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: CHAMPION MORTGAGE COMPANY
 Contact: JAMES WARREN
 Address: 8950 CYPRESS WATERS BLVD
 COPPELL, TX 75019
 Telephone Number: (855) 683-3095

IT IS FURTHER ORDERED:

That upon request by the successful bidder, CHAMPION MORTGAGE COMPANY, 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 CRAIG W LUSTHOFF AS SUCCESSOR TRUSTEE OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, RUTH ANNE BRENDEMUHL AS SUCCESSOR TRUSTEE OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, CRAIG W LUSTHOFF AS SUCCESSOR TRUSTEE OF THE RUTH I LUSTHOFF DECLARATION OF TRUST DTD 10/11/88, RUTH ANNE BRENDEMUHL from the premises commonly known as 747 ARLINGTON ROAD, RIVERSIDE, IL, 60546

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

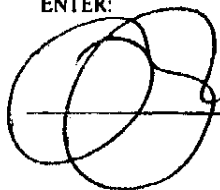
No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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:



 Judge

PIERCE & ASSOCIATES
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 Attorney File No. PA1502691
 Attorney Code. 91220
 Case Number: 15 CH 09514
 TJSC#: 36-2554

ENTERED
 Judge Robert Senechalle-1915
 JUL 07 2016
 DONALD B. BURTON
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

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Property of Cook County Clerk's Office

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

Date: 01/10/2017

[Signature]
 Clerk of Cook County

