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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2016 02:37 PM Pg: 1 of 4

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Recording Cover Sheet

Order Approving Sale

Address: 635 Gray Court, Wheeling, IL 60090

Pin: 03-04-204-076-1021

PB: 14-07847

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

MIDFIRST BANK

Plaintiff,

-v.-

14 CH 15404
635 GRAY COURT
WHEELING, IL 60090

PEDRO ARENAS, MARIO ROMERO A/K/A MARIO ROMERO MARTINEZ, FRANCISCO OCAMPO, VIRGINIA PINA DE ROMERO, CEDAR RUN X CONDOMINIUM, UNKNOWN OWNERS AND NON RECORD CLAIMANTS, CEDAR RUN X, JANE DOE, ALSO KNOWN AS REBECCA RAMIREZ

Defendants

Calendar #60 JUDGE Michael T. Mullen

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:

PARCEL 1: UNIT 88A AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 83 TO 102, BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971, AS DOCUMENT NO. 21660896, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22557151, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 AS DOCUMENT NO. 21660721, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 635 GRAY COURT, WHEELING, IL 60090

Property Index No. 03-04-204-076-1021.

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, through Auction.com, 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, condo;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 22, 2016

IT IS THEREFORE ORDERED:

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

UNOFFICIAL COPY**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;

That there shall be a personal deficiency judgment entered in the sum of \$46,765.88 with interest thereon as by statute provided, against: JANE DOE, ALSO KNOWN AS REBECKA RAMIREZ,

735 ILCS 5/2-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, MIDFIRST BANK, 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, deed sufficient to convey title.

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

Grantee or Mortgagee: MIDFIRST BANK
 Contact: TAMMY SEVERSON
 Address: 501 NW GRAND BOULEVARD
 Oklahoma City, OK 73118
 Telephone Number: (405) 426-1785

IT IS FURTHER ORDERED:

That upon request by the successful bidder, MIDFIRST BANK, 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 PEDRO ARENAS, MARIO ROMERO A/K/A MARIO ROMERO MARTINEZ, FRANCISCO OCAMPO, VIRGINIA PINA DE ROMERO, CEDAR RUN X, JANE DOE, ALSO KNOWN AS REBECKA RAMIREZ from the premises commonly known as 635 CRAWFORD COURT, WHEELING, IL, 60090

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

PIERCE & ASSOCIATES
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 Attorney File No. PA1407847
 Attorney Code. 91220
 Case Number: 14 CH 15404
 TJSC#: 36-1932

Judge Michael T. Mullen

JUN 09 2016

Circuit Court-2084

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I hereby certify that the document to which this certification is affixed is a true copy.
DOROTHY BROWN JUL 25 2018
Date Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

