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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2016 01:06 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Recording Cover Sheet

Order Approving Sale

Address: 3252 West 23^d Street, Chicago, IL 60623
Pin: 16-26-206-037-0000
PB: 14-11274

This Document Prepared By:
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Chicago, IL 60602

CCRD REVIEW 

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

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

15 CH 1549
3252 WEST 23RD STREET
CHICAGO, IL 60623

FRANCISCO GALLEGOS, THERESA GALLEGOS,
ILLINOIS HOUSING DEVELOPMENT AUTHORITY

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:

LOT 26 IN BLOCK 2 IN KRALOVEC AND KASPER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 44 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as 3252 WEST 23RD STREET, CHICAGO, IL 60623

Property Index No. 16-26-206-037-0000.

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 single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 17, 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;

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Order Approving Report of Sale

That there shall be a personal deficiency judgment entered in the sum of \$83,152.67 with interest thereon as by statute provided, against: FRANCISCO GALLEGOS,

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

That upon request by the successful bidder, WELLS FARGO BANK, N.A., 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: WELLS FARGO BANK, NA
Contact: DREW HOHENSEE
Address: 1 HOME CAMPUS
DES MOINES, IA 50328
Telephone Number: (414) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, N.A., 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 FRANCISCO GALLEGOS, THERESA GALLEGOS from the premises commonly known as 3252 WEST 25TH STREET, CHICAGO, IL, 60623

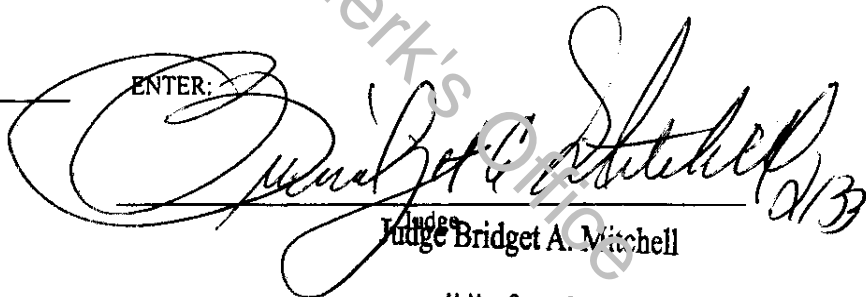
That the Sheriff cannot evict until 30 days after the entry of this order.

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 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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER: 
Judge Bridget A. Mitchell

PIERCE & ASSOCIATES
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Attorney Code. 91220
Case Number: 15 CH 1549
TJSC#: 36-3464

JUL 27 2016
Circuit Court – 2133