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MEMORANDUM OF JUDGMENT

IN THE CIRCUIT COURT
OF
COOK COUNTY ILLINOIS

Doc#: 1625718074 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 03:28 PM Pg: 1 of 9

Wheaton Bank and Trust, as Successor in
interest to the FDIC as Receiver for
Wheatland Bank

Plaintiff

v.

Ioan Tiran, as Trustee of the Ioan Tiran
Trust dated May 9, 2005; Florica Tiran, as
Trustee of the Florica Tiran Trust dated
May 9, 2005; City of Chicago; Ioan Tiran;
Florica Tiran; Unknown Owners and Non-
record Claimants,

Defendants

Case No. 10 CH 9766

Doc#: 1132710071 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/23/2011 04:22 PM Pg: 1 of 6

MEMORANDUM OF JUDGMENT

On October 14, 2011 judgment was entered in favor of the plaintiff, Wheaton Bank and Trust, as Successor in interest to the FDIC as Receiver for Wheatland Bank and against the defendants, Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005; Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran; and Florica Tiran whose addresses are 4050 Mulford, Skokie, Illinois, Cook County, 60076, in the amount of \$242,150.58.

A true and correct copy of the Order entering said Judgment is attached hereto as Exhibit

A.

Dated: 11-17-11

Judge: 

Judge Griffin Senechalle

Robert L. Pattullo, Jr.
Law Offices of Robert L. Pattullo, Jr., P.C.
10 S. LaSalle Street, Suite 3400
Chicago, Illinois 60603
(312) 281-3860
(312) 281-3859 [FAX]
Attorney ID: 53679

Re-recording to add additional PINs & legal descriptions.

RHS

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4050 Mulford Street, Skokie, IL 60076

COMMON ADDRESS: 4050 Mulford Street, Skokie, IL 60076

LEGAL DESCRIPTION: LOT 52 IN KRENN AND DATO'S CRAWFORD AVENUE AND OAKTON STREET "L" SUBDIVISION OF THE EAST ½ OF THE NORTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-214-018-0000

4121 Oakton Street, Skokie, IL 60076

COMMON ADDRESS: 4121 Oakton Street, Skokie, IL 60076

LEGAL DESCRIPTION: LOT 2 IN RELIANCE REALTY CO'S OAKTON AND KEDVALE AVENUE SUBDIVISION A SUBDIVISION OF THE NORTH ½ OF THE WEST ¼ OF THE EAST ½ OF THE WEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-205-002-0000

7817 Karlov Avenue, Skokie IL 60076

COMMON ADDRESS: 7817 Karlov Avenue, Skokie, IL 60076

LEGAL DESCRIPTION: THE SOUTH 26.0 FEET OF LOT 47 AND LOT 48 (EXCEPT THE SOUTH 9.0 FEET THEREOF) IN KRENN AND DATO'S CRAWFORD AVENUE AND OAKTON STREET "L" SUBDIVISION IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-214-058-0000

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4401 W. Chase Avenue, Lincolnwood, IL 60712

COMMON ADDRESS: 4401 W. Chase Avenue, Lincolnwood, IL 60712

LEGAL DESCRIPTION: LOTS 1 AND 2 AND THE EAST ½ OF THE VACATED ALLEY LYING WEST OF ADJOINING LOTS 1 AND 2 IN LINCOLN CHASE KOSTNER SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 361 FEET OF THE SOUTH 660 FEET LYING EAST OF LINCOLN AVENUE OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-320-011-0000 and 10-27-320-012-0000

7550 N. Kilbourn Avenue, Skokie, IL 60076

COMMON ADDRESS: 7550 N. Kilbourn Avenue, Skokie, IL 60076

LEGAL DESCRIPTION: LOTS 1 AND 2 IN BLOCK 2 IN HOWARD STREET "L" SUBDIVISION, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 33 FEET OF THAT PART LYING EAST OF THE EAST 646.47 FEET THEREOF) IN SCHROEDER HEIRS SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1924 AS DOCUMENT NUMBER 8291830, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-304-009-0000 and 10-27-304-010-0000

7033 W. Farragut Avenue, Chicago, IL 60656

COMMON ADDRESS: 7033 W. Farragut Avenue, Chicago, IL 60656

LEGAL DESCRIPTION: LOTS 13 AND 14 IN BLOCK 7 IN MCCOLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-07-131-009-0000 and 13-07-131-010-0000

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7807 Karlov Avenue, Skokie, IL 60076

COMMON ADDRESS: 7807 Karlov Avenue, Skokie, IL 60076

LEGAL DESCRIPTION: LOT 51 IN KRENN AND DATO'S CRAWFORD AVENUE AND OAKTON STREET "L" SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-214-017-0000

3341 Thornberry Lane, Glenview, IL 60025

COMMON ADDRESS: 3341 Thornberry Lane, Glenview, IL 60025

LEGAL DESCRIPTION: LOT 68 IN NIXON'S GREENWOOD CENTRAL DEVELOPMENT UNIT 'A' BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE WEST FRACTIONAL HALF OF SECTION 11 ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-27-214-017-0000

Property of Cook County Clerk's Office

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COUNTY DEPARTMENT, CHANCERY DIVISION

Wheaton Bank and Trust, as Successor in interest to the
FDIC as Receiver for Wheatland Bank

Plaintiff,

vs

Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9,
2005; Florica Tiran, as Trustee of the Florica Tiran Trust
dated May 9, 2005; City of Chicago; Ioan Tiran; Florica
Tiran; Unknown Owners and Non-Record Claimants

Defendants.

No. 10 CH 9766

Cal 64

ORDER CONFIRMING JUDICIAL SALE; MORTGAGEE'S POST-JUDGEMENT COSTS AND FEES; AND AWARD OF POSSESSION

THIS CAUSE coming to be heard on plaintiff's motion and on the Report of Intercounty
Judicial Sale, Sale Officer, heretofore appointed to conduct the sale of the subject matter real estate
to satisfy the judgment of foreclosure and sale entered on March 24, 2011, this Court having
reviewed the Mortgagee's post judgment costs and fees and the Sale Officer's Report of Sale and
Distribution showing the proceedings of the Sale Officer under said judgment and the distribution of
the proceeds derived from the June 27, 2011 sale, award of a deficiency judgment in favor of the
plaintiff, due notice of the hearing having been given to all parties entitled to such notice, no cause to
the contrary having been shown, and the Court being duly advised in the premises:

This Court finds that:

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1. The Sale Officer has in all matters proceeded in due form of law and in accordance with the terms of said judgment.
2. That the reinstatement period occurred without reinstatement and that the redemption period had been waived.
3. That notice of the Judicial Sale in accordance with Section 15-1507 of the Illinois Mortgage Foreclosure Law was given.
4. That the terms of the Sale were conscionable.
5. That the sale was conducted properly and without fraud.
6. That the advances made and fees incurred by Plaintiff after the entry of the judgment and through sale confirmation are fair and reasonable.
7. That the successful bidder, Plaintiff is entitled to an order awarding it possession of the real estate.
8. That the Plaintiff is entitled to a deficiency judgment in the amount of ~~\$200,000.00~~ ^{242,150.98} against the defendants, Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005; Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran; Florica Tiran.
9. That the successful purchaser, the plaintiff, shall be issued a Certificate of Sale and also a Deed of Conveyance.
10. That the court appointed receiver is in possession of the property, has reported it to be vacant, and none of the defendants reside in the subject premises.

IT IS THEREFORE ORDERED:

1. The sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

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2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

3. That plaintiff's advances, costs, and fees arising between the entry of the Judgment of Foreclosure and through the date of sale confirmation are approved, ratified and confirmed;

4. That in accordance with the Illinois Mortgage Foreclosure Law the successful bidder, the plaintiff, **Wheaton Bank and Trust**, its successors and/or assigns is as of this date awarded possession of the subject mortgage real estate:

LOT 19 IN BLOCK 2 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET AND SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 SOUTH OF THE INDIAN BOUNDARYLINE AND SOUTH OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN:11-30-414-016

Common Address: 1610 W. Jarvis, Chicago, Illinois

5. That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005; Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran, Florica Tiran, without further order of Court.

6. That upon confirmation herein and upon request by the successful bidder or its assigns, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/1509-(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

7. That the plaintiff, **Wheaton Bank and Trust**, is awarded a deficiency judgment in its favor and against the defendants, Ioan Tiran, as Trustee of the Ioan Tiran Trust dated May 9, 2005;

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Florica Tiran, as Trustee of the Florica Tiran Trust dated May 9, 2005; Ioan Tiran; and Florica Tiran, jointly and severally in the amount of ~~\$242,150.58~~ 242,150.58

8. That there is no just cause for delay in the enforcement of or appeal from this order.

9. That the City of Chicago may contact the plaintiff, **Wheaton Bank and Trust**, c/o Robert L. Pattullo Jr. 10 S. LaSalle Suite 3400, 312-281-3860, Chicago, IL 60603 with respect to the property.

10. That plaintiff shall mail a copy of this Order to each defendant within 7 days of the entry of the order.

*11) The last inspection of this 10 unit apt. building was Oct. 11, 2011.
12) The buyer is granted immediate possession.*

DATE: 10-14-11

JUDGE

Robert L. Pattullo, Jr.
Law Offices of Robert L. Pattullo, Jr., P.C.
10 S. LaSalle Street, Suite 3400
Chicago, Illinois 60603
(312) 281-3860
(312) 281-3859 [FAX]
Attorney ID: 53679

ENTERED
JUDGE JOHN C. GRIFFIN-1981
OCT 14 2011
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

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

Dorothy Brown

Dorothy Brown 11-23-11
Clerk of the Circuit Court
of Cook County, IL

