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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2016 11:32 AM PG: 1 OF 4

## RECORDING COVER PAGE

Address: 228 Butternut Lane

Streamwood, IL, 60107

Tax no: 06-24-409-016-0000

PA or Casemax # : 250635

Property of Cook County Clerk's Office

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McCalla Raymer Pierce, LLC  
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
 COUNTY DEPARTMENT - CHANCERY DIVISION

WELLS FARGO BANK, NA

Plaintiff,

-v.-

11 CH 28920  
 228 BUTTERNUT LANE  
 STREAMWOOD, IL 60107

ROGER NICKLES A/K/A ROGER K. NICKLES A/K/A ROGER  
 KENT NICKLES, BIANCA R. WILLIAMS-NICKLES A/K/A  
 BIANCA WILLIAMS-NICKLES A/K/A BIANCA W. NICKLES  
 A/K/A BIANCA R. WILLIAMS, SOUTHGATE TOWNHOME  
 ASSOCIATION, SOUTHGATE MANORS TOWNHOME OWNERS  
 ASSOCIATION, ARROW FINANCIAL SERVICES, LLC

Calendar #60 JUDGE SULLIVAN

Defendants

**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:

PARCEL B228 THAT PART OF LOT 18 IN BLOCK 10 IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 45.02 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 57.72 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 44.92 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18; THENCE NORTHERLY, EASTERLY, AND SOUTHERLY ALONG THE WEST, NORTH, AND EAST LINES OF SAID LOT 18, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 0 DEGREES 04 MINUTES 32 SECONDS EAST, 67.29 FEET; THENCE (2) SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST, 90.00 FEET; THENCE (3) SOUTH 0 DEGREES 04 MINUTES 32 SECONDS WEST, 125.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 45.02 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 45.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 0 DEGREES 04 MINUTES 32 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS. PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B228 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 432449081, COOK COUNTY, ILLINOIS.

Commonly known as 228 BUTTERNUT LANE, STREAMWOOD, IL 60107

Property Index No. 06-24-409-016-0000.

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 July 24, 2016

IT IS THEREFORE ORDERED:

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## Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$193,600.75 with interest thereon as by statute provided, against the subject property

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and 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, NA, 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 MOHENSEE  
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, NA, or assignee is entitled to and shall have possession of the premises as of a date <sup>60 days</sup> 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 ROGER NICKLES A/K/A ROGER K. NICKLES A/K/A ROGER KENT NICKLES, BIANCA R. WILLIAMS-NICKLES A/K/A BIANCA WILLIAMS-NICKLES A/K/A BIANCA W. NICKLES A/K/A BIANCA R. WILLIAMS from the premises commonly known as 228 BUTTERNUT LANE, STREAMWOOD, IL, 60107

That the Sheriff cannot evict until <sup>60 days</sup> 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  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
Email: pleadings@pierceservices.com  
Attorney File No. 250635  
Attorney Code. 91220  
Case Number: 11 CH 28920  
TJSC#: 36-5947

Judge William B. Sullivan

SEP 19 2013

Circuit Court - 2142

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I hereby certify that the document to which this certification is affixed is a true copy.  
**DEROTHY BROWN** SEP 27 2016  
Date *Derothy Brown*  
Derothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

