

UNOFFICIAL COPY



Doc# 1627713024 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2016 11:14 AM Pg: 1 of 4

RECORDING COVER PAGE

Address: 11639 South Kedzie Avenue

Merrionette Park, IL, 60803

Tax ID: 24-24-311-001-0000

PA or Casemax # :11701

Prepare By & Return to
McCalla Raymer Pierce, LLC
1 N Dearborn, #1300
11-08014

CCRD REVIEW

UNOFFICIAL COPY

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE"), A CORPORATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED STATES OF
AMERICA

Plaintiff,

-v.-

JOSEPHINE BILECKI, JOSEPHINE BILECKI AS TRUSTEE
OF THE JOSEPHINE BILECKI LIVING TRUST DTD 7/10/09,
UNKNOWN BENEFICIARIES OF THE JOSEPHINE BILECKI
LIVING TRUST DTD 7/10/09, VILLAGE OF MERRIONETTE
PARK, UNKNOWN OWNERS AND NON RECORD
CLAIMANTS

Defendants

15 CH 16480
11639 SOUTH KEDZIE AVENUE
MERRIONETTE PARK, IL 60803

8030-11
9420

Calendar #59 JUDGE LOFTUS

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 326 IN MAHONEY ESTATES, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE RIGHT OF WAY OF THE CHICAGO SOUTHERN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Commonly known as 11639 SOUTH KEDZIE AVENUE, MERRIONETTE PARK, IL 60803

Property Index No. 24-24-311-001-0000.

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, 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 single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 21, 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;

UNOFFICIAL COPY

Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$28,142.52 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, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION OA
Contact: VICTORIA SHKUTNIK
Address: 14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
Telephone Number: (303) 372-8142

IT IS FURTHER ORDERED:

That upon request by the successful bidder, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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 possess JOSEPHINE BILECKI, JOSEPHINE BILECKI AS TRUSTEE OF THE JOSEPHINE BILECKI LIVING TRUST DTD 7/10/99 from the premises commonly known as 11639 SOUTH KEDZIE AVENUE, MERRIONETTE PARK, IL, 60803

(Handwritten initials)

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:

(Handwritten signature)
Judge Anna M. Loftus
AUG 04 2016
Circuit Court - 2102

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Email: pleadings@pierceservices.com
Attorney File No. 11701
Attorney Code. 91220
Case Number: 15 CH 16480
TJSC#: 36-5616

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

Date **DOROTHY BROWN** SEP 30 2016

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

