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Doc# 1716322041 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2017 01:57 PM PG: 1 OF 4

Atty. No.: 48928

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

Bank of America, N.A.

Plaintiff,

vs.

Racquel Milliner; The United States of
America- Secretary of Housing and Urban
Development; Victoria Place Homeowners
Association; Unknown Owners and Non-
Record Claimants

Defendants.

Case No. 2013-CH-20415

467 Victory Drive, Park Forest, IL
60466

Judge Daniel P. Brennan
Cal 62

**ORDER CONFIRMING REPORT OF SALE AND DISTRIBUTION, AND FOR
POSSESSION, AND IN REM DEFICIENCY**

This matter is before the court on Plaintiff's motion for the entry of an order confirming the report of sale and distribution filed by the Selling Officer appointed by this Court. Having examined the Report of Sale and Distribution,

THE COURT HEREBY FINDS:

The Selling Officer has proceeded in accordance with the terms of this Court's Judgment. Said sale was fairly and properly made, and the proceeds derived therefrom were properly distributed, but were not sufficient to pay in full the amount due the Plaintiff, leaving an in rem deficiency of \$243,783.97.

The last inspection of the subject premises was conducted on February 3, 2017.

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Based upon said inspection, the subject premises have been identified as an occupied single-family home.

The Defendants Racquel Milliner and Unknown Owners and Non-Record Claimants are the only defendants joined in their individual capacities.

Municipality or County May contact the below for concerns about the real property:

Successful Purchaser: Bank of America, N.A.

Contact: Magda Awad

Address: 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806

Telephone: 949-517-5063

IT IS HEREBY ORDERED:

The court hereby approves and confirms the sale of the Property involved herein by said Selling Officer, the distribution of the proceeds of sale, the issuance of the Certificate of Sale and Report of Sale and Distribution of Proceeds of Sale.

Upon request by the successful bidder, Selling Officer shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title provided that all required payments have been made. The Deed to be issued hereunder is exempt from any and all transfer taxes, county, local/municipal and state and the County Recorder of Deeds is ordered to immediately record the Deed issued hereunder without affixing any transfer or exemption stamps whatsoever.

Bank of America, N.A. is entitled to possession of the subject premises, more specifically identified and described as follows:

That part of Lots 68 and 72, in the plat of resubdivision of Lots 1 through 3, 9 through 65, and 68 through 71 in Victoria Place, being a subdivision of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, Village of Park Forest, Cook County, Illinois, according to the plat thereof recorded May 5, 1999 as Document Number 99433658, aforesaid Resubdivision recorded July 05, 2006, as Document Number 0618631039, in Cook County, Illinois described as follows:

Beginning at the Northwesterly corner of said Lot 68; thence South 71 degrees 01 minutes 45 Seconds East a distance of 30.38 feet; thence South 18 degrees 58 minutes 15 seconds West a distance of 45.97 feet; thence North 71 degrees 01 minutes 45 seconds West a distance of 2.72 feet; thence South 18 degrees 58 minutes 15 seconds West a distance of 44.03 feet; thence North 71 degrees 01 minutes 45 seconds West a distance of 20.86 feet to a point along the arc of a curve; thence Northerly along the arc of a Non-Tangential Curve, concave to the East and having a radius of 643.28 feet, a distance of 12.26 feet and whose chord

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length of 12.26 feet bears North 14 degrees 44 minutes 00 seconds West; thence North 18 degrees 58 minutes 15 seconds East a distance of 25.50 feet; thence North 71 degrees 01 minutes 45 seconds West a distance of 2.00 feet; thence North 05 degrees 24 minutes 52 seconds East a distance of 34.10 feet; thence South 71 degrees 01 minutes 45 seconds East a distance of 10.00 feet; thence North 18 degrees 58 minutes 15 seconds East a distance of 21.15 feet to the point of beginning, in Cook County, Illinois.

P.I.N. 31-36-208-078-0000

Commonly known as 467 Victory Drive, Park Forest, IL 60466

IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow Defendant to redeem by payment of the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the Report of Sale and confirmed by the court, together with interest at the statutory rate from the date the purchase price was paid or credited as an offset. If said redemption occurs, there will remain an IN REM deficiency in the amount of \$243,783.97, with the same lien priorities as to the underlying mortgage herein foreclosed, without any rights of homestead.

Effective 30 days after the entry of this order, the Sheriff of Cook County is directed to evict and dispossess the following named Defendants Racquel Milliner, from the subject premises.

No occupants other than those defendants named herein may be evicted from the premises without further order of the court.

A copy of this Order shall be sent to the last known address of the mortgagor and all Defendants via regular mail within 7 days of the entry of this Order.

Joel A. Knosher
 Manley Deas Kochalski LLC
 One East Wacker, Suite 1250
 Chicago, IL 60601
 Phone: 312-651-6700; Fax: 614-220-5613
 Atty. No.: 48928
 Email: MDKIllinoisFilings@manleydeas.com

ENTERED

Dated: _____

Judge _____

Judge Daniel Patrick Brennan
 APR 10 2017
 Circuit Court 1932

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Property of Cook County Clerk

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

Date **DOROTHY BROWN** MAY 3 0

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

