


UNOFFICIAL COPY


1801049000
Doc# 1801049000 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/10/2018 08:36 AM PG: 1 OF 3

1/1 2013-06586-CH
F13080088

**AGREED ORDER
CONDITIONING THE
AUTOMATIC STAY AND
PROVIDING *IN REM*
RELIEF**

PREPARED BY:
Anselmo Lindberg & Associates, LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563-1890

MAIL TO:
Anselmo Lindberg & Associates, LLC
P.O. Box 3228
Naperville, IL 60566-9711

The property identified as:

PIN: 09-24-112-064-00

Address of Real Estate:
Street: 8553 N. Ottawa Ave.
City: Niles
State: IL
Zip Code: 60714

The legal description of the property:

THE SOUTH 10 FEET OF LOT 79, ALL OF LOT 78 AND THE NORTH 10 FEET OF LOT 77, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LAND, IN FIFTH ADDITION TO GRENNAN HEIGHTS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREMIER TITLE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

B17070094

IN RE:

Gerald Thomas Kostelny,

Debtor(s).

Case Number 17-21950
Chapter 13
Judge Jacqueline P. Cox

AGREED ORDER CONDITIONING THE AUTOMATIC STAY AND
PROVIDING *IN REM* RELIEF

THIS CAUSE coming before the Court on Debtor's Motion to Impose Automatic Stay; Debtor and Creditor, Wells Fargo Bank, N.A., having reached an agreement; the Court being advised in the premises and having jurisdiction:

IT IS HEREBY ORDERED that the Motion to Impose the Automatic Stay is granted. The automatic stay is hereby imposed to all creditors pursuant to 11 U.S.C. Section 362(c)(4).

IT IS FURTHER ORDERED that the automatic stay in this case, as it applies to the interest of Wells Fargo Bank, N.A., its successors and/or assignees in the real property, commonly known as 8553 N. Ottawa Avenue, Niles, Illinois 60714, shall be imposed and shall continue in effect under the following conditions:

1. The debtor(s) shall make timely post-petition mortgage payments as per the terms of the security agreements.

2. If debtor(s) falls two (2) months in default on any payment, as referred to in paragraph 1, the automatic stay shall be automatically modified to permit foreclosure, without further order of the Court, upon 14 days written notice to the debtor(s) and to the attorney for debtor(s), during which period the debtor(s) may cure the said default. In the event Debtor becomes delinquent after two (2) notices of default, then upon the third default the Automatic Stay shall terminate as to the Movant without further recourse to this Court and Movant shall be allowed to take any and all steps necessary to exercise any and all rights it may have in the property commonly known as 8553 N. Ottawa Avenue, Niles, Illinois 60714.

3. In the event of a default, the Debtor shall tender the required funds along with a \$100.00 service fee, payable to Wells Fargo Bank, N.A., to the offices of Anselmo Lindberg Oliver LLC at the address below. The payment must be made in the form of a certified check, money order or cashier's check. The \$50.00 service fee will be collectible against the Debtor, payable to either Creditor or its counsel pursuant to the terms of the notice regarding the

UNOFFICIAL COPY

default. For purposes of determining when the stay is modified, the stay shall be considered modified upon the expiration of the cure term when the Debtor fail to cure.

4. Under 11 U.S.C. § 362(d)(4) and provided that this order is recorded in conformity therewith, in the event the automatic stay is terminated for any reason in this instant case, including but not limited to dismissal or stay relief, Wells Fargo Bank, N.A., its successors and/or assignees shall have *in rem* relief and the terminated stay shall be binding in any other subsequent cases filed by Debtor under any Chapter of the Bankruptcy Code for the property commonly known as 8553 N. Ottawa Avenue, Niles, Illinois 60714 (PIN 09-24-112-064-0000).

DATED:

ENTER: *Jacqueline P. Cox*

J. Cox

Bankruptcy Judge

7-31-17

[Signature]
Attorney for Creditor *Crystal Sava*

[Signature]
Attorney for Debtor(s)

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 866-402-8661
630-428-4620 (fax)

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PREMIER TITLE
1000 JORIE BLVD., SUITE 138
OAK BROOK, IL 60523
630-571-2111

DISTRICT OF
This is to certify that the within and attached document is a full, true and correct copy of the original thereof as the same appear in file in the office of the Clerk of the United States Bankruptcy Court for the Northern District of Illinois.
JEFFREY P. ALLSTEADT
CLERK OF COURT
By *[Signature]* Deputy Clerk
Dated *7-31-17*