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Doc# 1807344050 Fee \$62.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 01:14 PM PG: 1 OF 13

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

U.S. Bank Trust National Association as Trustee for
The Home Guardian Trust, A Delaware Statutory Trust)

Plaintiff,)

v.)

Mary E Habas a/k/a Mary Ellen Habas; Unknown
Owners and Non-Record Claimants,)

Defendants.)

No. 12 CH 043656

21149 Maple Street
Matteson, Illinois 60443

RECORDING COVER SHEET

Attached is a certified copy of the *in personam* deficiency judgment set forth in the Order Approving Report of Sale and Distribution, Confirming Sale and Order of Possession entered on September 26, 2013, in favor of The Home Guardian Trust, a Delaware Statutory Trust and against Mary E Habas a/k/a Mary Ellen Habas in the amount of \$58,638.04.

Prepared by and return to:

The Home Guardian Trust
516 N. Ogden Ave., Suite 314
Chicago, IL 60642

CS

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

U.S. Bank Trust National Association as Trustee for The
Home Guardian Trust, a Delaware Statutory Trust
PLAINTIFF

Vs.

Mary E. Habas a/k/a Mary Ellen Habas
DEFENDANTS

No. 12 CH 043656

21149 Maple Street
Matteson, IL 60443

MEMORANDUM OF JUDGMENT

Judgment rendered against:

Mary E. Habas a/k/a Mary Ellen Habas
21149 Maple Street
Matteson, IL 60443

Judgment rendered on 9/26/13 in the amount of \$58,638.04 in favor of:

U.S. Bank Trust National Association as Trustee for The Home Guardian Trust, a Delaware
Statutory Trust
36 E Adams suite 201
Chicago, IL 60603

Prepared by & Mail to:
Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Cook #21762
14-12-08086

JUDGE DANIEL PATRICK BRENNAN
SEP. 26 2013
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK



Judge

NOTE: This law firm is deemed to be a debt collector.

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

DOROTHY BROWN NOV 08 2017

Date *[Signature]*

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



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Calendar Number 62

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

U.S. Bank Trust National Association as Trustee for The
Home Guardian Trust, a Delaware Statutory Trust
PLAINTIFF

Vs.

Mary E. Habas a/k/a Mary Ellen Habas
DEFENDANTS

No. 12 CH 043656

21149 Maple Street
Matteson, IL 60443

**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 76 IN JOSEPH W. O'CONNOR'S LINCOLN HIGHWAY ADDITION TO MATTESON, A SUBDIVISION IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (BEING PART OF LOTS 19 AND 20 IN THE DIVISION OF PARTS OF SAID SECTION 23, IN COOK COUNTY, ILLINOIS.) ACCORDING TO THE PLAT THEREOF REGISTERED IN THE REGISTRAR'S OFFICE ON JANUARY 19, 1950, AS DOCUMENT NUMBER T1278890, IN COOK COUNTY, ILLINOIS.

Commonly known as: 21149 Maple Street, Matteson, IL 60443

Property Index Number: 31-23-311-024

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 08/17/2013;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

UNOFFICIAL COPY

Al Spears
30 E Adams, Suite 200
Chicago, IL 60603
1-888-315-4825

That justice was done.

IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$58,638.04 with the interest thereon as by statute provided against; Mary E. Habas a/k/a Mary Ellen Habas

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days () after entry of this order against Mary E. Habas a/k/a Mary Ellen Habas; Roy A. Habas, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Mary E. Habas a/k/a Mary Ellen Habas at the subject property commonly known as:

21149 Maple Street
Matteson, IL 60443

30 days after entry of this order. The sheriff is authorized to use any and all such force as may be necessary to cause possession of the premises to be surrendered to the successful bidder and to insure that the successful bidder is able to take possession thereof and securing possession to the successful bidder.

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.

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IT IS FURTHER ORDERED that the Deed to be issued hereunder is 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.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: _____

Judge

DATED: _____

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-12-08086
Cook #21762

JUDGE DANIEL PATRICK BRENNAN
SEP 26 2013
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

NOTE: This law firm is deemed to be a debt collector.

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I hereby certify that the document to which this certification is affixed is a true copy.
DOROTHY BROWN NOV 08 2017
Date *Dorothy B*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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U.S. Bank Trust National Association as Trustee for The
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21149 Maple Street
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IT IS FURTHER ORDERED:

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A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: _____
Judge

DATED: _____

JUDGE DANIEL PATRICK BRENNAN
SEP 26 2013
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

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