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Markoff Law LLC
29 N. Wacker Dr.
Suite #1010
Chicago, IL 60606
312-698-7300

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Edward M. Moody
Cook County Recorder of Deeds
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JUDGMENT

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CASE #: 13 CH 17942

PLAINTIFF: DYCK-O'NEAL INC. AS ASSIGNEE OF FEDERAL
NATIONAL MORTGAGE ASSOCIATION AS ASSIGNEE OF
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING
LLC

DEFENDANT: DUSAN UROSEVIC

LAST KNOWN ADDRESS: DUSAN UROSEVIC
5245 N NEWLAND AVE
CHICAGO, IL 60656-2044

PIN #:
17-32-201-003-0000

PROPERTY:
1121 W 31ST ST. CHICAGO, IL 60656-2044

LEGAL DESCRIPTION:

LOT 3 IN THE SUBDIVISION OF LOTS 1 AND 4 BOTH INCLUSIVE, IN BLOCK "B" IN WALL,
BARNES AND CLAYS SUBDIVISION OF BLOCKS 2 AND 3 IN ASSESSOR'S DIVISION OF THE
NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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Calendar Number 56

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION**Green Tree Servicing LLC
PLAINTIFF

No. 13 CH 017942

Vs.

Dusan Urosevic, 4258 West Lawrence Condominium
Association; Homecomings Financial Network, Inc.
DEFENDANTS4258 W. Lawrence Avenue Unit #3E
Chicago, IL 60630**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 1: UNIT 3E IN THE 4258 WEST LAWRENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 24 (EXCEPT EAST 5 FEET THEREOF) AND LOT 25 IN BLOCK 3 IN RAVENSWOOD GOLF CLUB, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620039053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-6 AND S-7, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0620039053.

Commonly known as: 4258 W. Lawrence Avenue Unit #3E, Chicago, IL 60630

Property Index Number: 13-10-423-045-1008
(13-10-423-044 Underlying)

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;

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That the real property described herein, which is the subject matter of the instant proceedings, is a Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 01/27/2014;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through James Tiegen, One South Wacker Dr. Suite 1400 Chicago, IL. 60606, (312) 368-6200

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 \$65,236.43 with the interest thereon as by statute provided against; Dusan Urosevic

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 Dusan Urosevic; 4258 West Lawrence Condominium Association; Homecomings Financial Network, Inc., 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:

Dusan Urosevic at the subject property commonly known as:

4258 W. Lawrence Avenue Unit #3E
Chicago, IL 60630

30 days after 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.

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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 Pamela McLean Meyerson~~
Judge

DATED: _____ **MAY 30 2014**
Circuit Court - 2097

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-13-16703
Cook #21762

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

Property of Cook County Clerk's Office