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Doc# 2035310083 Fee \$66.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2020 02:41 PM PG: 1 OF 6

FOR PURPOSES OF RECORDING:

Document: Order Approving Sale and Distribution, Confirming the Sale, Eviction Order, and Order for a Personal Deficiency Judgment Against the Signers of the Note.

This cover-letter is attached for the purpose of recording the attached order and judgment entered in favor of Flagstar Bank, F.S.B. and against Flora L. Sampang a/k/a Flora Sampang for Deficiency Judgment in the amount of: of \$467,712.28.

Properties to be Recorded Against:

15300 Kenneth Ave., Midlothian, IL 60445 - PINS: 28-15-116-001-0000; 28-15-116-002-0000; and 28-15-116-003-0000

15320 Kenneth Ave., Midlothian, IL 60445 - PINS: 28-15-116-004-0000 & 28-15-116-005-0000

15322 Kenneth Ave., Midlothian, IL 60445 - PINS: 28-15-116-006-0000, 28-15-116-007-0000; 28-15-116-008-0000; 28-15-116-009-0000; 28-15-116-010-0000; and 28-15-116-011-0000

15301 Kostner Ave., Midlothian, IL 60445 - PINS 28-15-116-012-0000 28-15-116-013-000; 28-15-116-014-0000; and 28-15-116-015-0000

15303 Kostner Ave., Midlothian, IL 60445 - PIN 28-15-116-016-0000

Prepared by/Return to:
Plunkett Cooney, PC
221 N LaSalle St.
Suite 1550
Chicago, Illinois 60601
312-422-1900

Open.26672.91676.24994280-1

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

FLAGSTAR BANK, F.S.B.,

PLAINTIFF,

VS.

FLORA L SAMPANG A/K/A FLORA
 SAMPANG; ALFREDO C SAMPANG
 A/K/A ALFREDO SAMPANG; CAPITAL
 ONE BANK (USA) NATIONAL
 ASSOCIATION; PORTFOLIO RECOVERY
 ASSOCIATES, LLC; CAVALRY SPV I,
 LLC; UNITED STATES OF AMERICA;
 STATE OF ILLINOIS; U.S. BANK
 NATIONAL ASSOCIATION S/II
 REGENCY SAVINGS BANK, F.S.B.,

DEFENDANTS.

NO. 17 CH 01136

15241 WAVERLY AVENUE

MIDLOTHIAN, IL 60445

CALENDAR

56

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING THE
 SALE, EVICTION ORDER, AND ORDER FOR A PERSONAL DEFICIENCY JUDGMENT
 AGAINST THE SIGNERS OF THE NOTE

This matter coming before the Court on Plaintiff's Motion for an Order Approving the Report of Sale and Distribution, Confirming the Sale, Eviction Order, and Order for a Personal Deficiency Judgment against the Signer(s) of the Note, in Plaintiff's suit to foreclose the mortgage against the following subject property:

Legal Description:

LOT "C" IN ARTHUR T. MCINTOSH AND COMPANY'S CICERO AVENUE
 SUBDIVISION, TOGETHER WITH THAT PORTION OF THE NORTH HALF
 OF VACATED 153RD STREET LYING SOUTH AND ADJOINING SAID
 LOT "C", IN THE WEST 1/2 OF SECTION 15 AND THE EAST 1/2 OF
 SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15241 Waverly Avenue
 Midlothian, IL 60445

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 17 CH 01136



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PIN(s): 28-15-108-001-0000

That the contact information for the holder of the Certificate of Sale is as follows:

| | |
|------------------------------------|--|
| Holder of the Certificate of Sale: | FLAGSTAR BANK, F.S.B. |
| Name: | DARNELL HARRIS |
| Address: | 5151 Corporate Drive Troy, MI 48098 |
| Telephone Number: | (800) 968-7700 |

Due notice of said motion having been given, the Court having examined the Selling Officer's Report of Sale and Distribution and being fully advised in the premises, finds as follows:

- A. That the subject property is an occupied single family residential home.
- B. That the subject property was last inspected by Plaintiff, its insurers, investors, or agent on 08/14/18.
- C. That the Sale and Distribution of Sale proceeds, was conducted in accordance with applicable law and the Judgment of Foreclosure and Sale;
- D. That this court has obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency from the Sale, Flora L Sampang a/k/a Flora Sampang; Alfredo C Sampang a/k/a Alfredo Sampang;
- E. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given;
- F. That the Sale was fairly and properly made;
- G. The terms of the Sale were conscionable;
- H. The Sale was conducted without fraud; and
- I. That Justice was done.

THE COURT HEREBY ORDERS THAT:

1. That the sale of the real property that is the subject matter of the instant proceeding held on August 2, 2018 Selling Officer's Report of Sale and Distribution is hereby approved, ratified, and confirmed.

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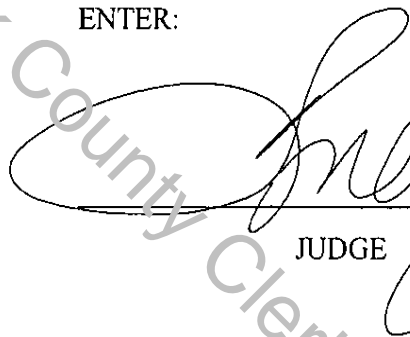
2. That the proceeds of the Sale are to be distributed in accordance with the Selling Officer's Report of Sale and Distribution.
3. That the mortgagee's fees and costs arising between the entry of the judgment of foreclosure and the confirmation hearing are approved.
4. That a surplus, if any, shall be held by the Selling Officer until further Order of Court.
5. Pursuant to 735 ILCS 5/15-1509, following entry of this Order and provided that full payment of the bid amount has been made, the Selling Officer upon request by the Certificate of Sale or its assign(s) including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title to the subject property.
6. That the holder of the Certificate of Sale or its assign(s) including any insurers, investors, and agents of Plaintiff is entitled to and shall be entitled to possession of the subject premises 30 days after entry of this Order, without further Order of Court, as provided by 735 ILCS 5/15-1701.
7. The Sheriff cannot evict until 30 days after the entry of this order.
8. That 735 ILCS 5/9-117 is not applicable to this Order.
9. That the Sheriff is further directed to evict and dispossess FLORA L SAMPANG A/K/A FLORA SAMPANG; ALFREDO C SAMPANG A/K/A ALFREDO SAMPANG from the premises commonly known as 15241 Waverly Avenue, Midlothian, IL 60445.
10. That the Sheriff of Cook County is directed to place holder of the Certificate of Sale or its assign(s) in possession of the premises commonly known as 15241 Waverly Avenue, Midlothian, IL 60445.

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- 11. That no occupants other than the individuals named in this Eviction Order may be evicted without a Supplemental Eviction Order or an order from the Forcible Entry and Detainer Court.
- 12. That there shall be a personal deficiency judgment entered against Flora L Sampang a/k/a Flora Sampang; Alfredo C Sampang a/k/a Alfredo Sampang in the amount of \$467,712.28, with interest as provided by statute.
- 13. That the Deed to be issued hereunder is a transaction subject to the Real Property Transfer Tax laws of the State of Illinois, 35 ILCS 200/31-1, *et. seq.* Nothing in this Order Approving Sale shall be deemed to have an effect on the transfer exemption provisions set forth in county and local municipality transfer tax laws.
- 14. The movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor.

Date: _____

ENTER:

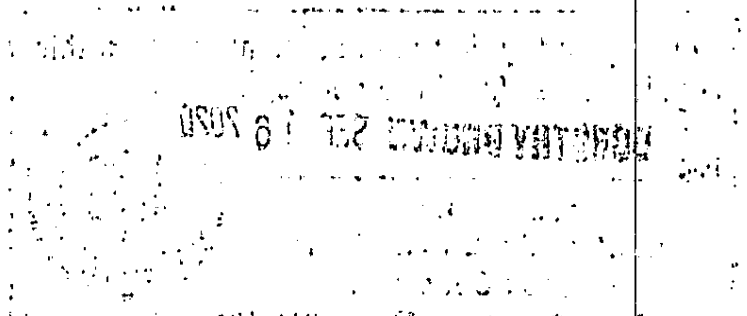

 Judge Freddrena M. Lyle
 SEP 26 2018
 Circuit Court - 2064
 JUDGE

McCalla Raymer Leibert Pierce, LLC, Attorney for Plaintiff; Firm ID: 61256

Address: 1 N. Dearborn St. Suite 1200, Chicago, IL 60602

Ph. (312) 346-9088; Email: pleadings@mccalla.com

File No. 260200-91934



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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 16 2021

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

