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Karen A. Yarbrough
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Date: 09/02/2021 09:22 AM Pg: 1 of 7

JUDGMENT

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CASE #: 18 CH 16174

PLAINTIFF: DYCK-O'NEAL INC, AS ASSIGNEE OF FEDERAL HOME
LOAN MORTGAGE CORPORATION, AS ASSIGNEE OF
WELLS FARGO BANK, N.A.

DEFENDANT: TROMAINE LANGHAM and YOLANDA LANGHAM

LAST KNOWN ADDRESS: 603 REBECCA LANE
BOLINGBROOK, IL 60440-4839

PIN #: 25-03-223-031-0000 PLEASE RECORD LIEN ON PROPERTY:
734 E 90TH ST
CHICAGO, IL 60619

LEGAL DESCRIPTION:

LOT 32 IN BLOCK 22 OF DAUPHIN PARK ADDITION, BEING A SUBDIVISION OF THE
EAST ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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

Wells Fargo Bank, N.A.

PLAINTIFF

Vs.

Yolanda Langham; Tromaine Langham Sr.

DEFENDANTS

No. 2018CH16174

8356 S Buffalo Ave
Chicago, IL 60617

MEMORANDUM OF JUDGMENT

Judgment rendered against:

Yolanda Langham
Tromaine Langham Sr.
8356 S Buffalo Ave
Chicago, IL 60617

Judge William B. Sullivan

Judgment rendered on 11/4/19 in the amount of \$17,890.40 in favor of Plaintiff

NOV 04 2019

Prepared by & Mail to:
Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-18-14017

Circuit Court - 2142



Judge

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Calendar Number 60

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISIONWells Fargo Bank, N.A.
PLAINTIFF

Vs.

Yolanda Langham; Tromaine Langham Sr.
DEFENDANTS

No. 2018CH16174

8356 S Buffalo Ave
Chicago, IL 60617**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 TWENTY SIX (26) IN BLOCK FOUR (4) IN BERGER'S ADDITION TO HYDE PARK IN THE SOUTH WEST QUARTER OF SECTION THIRTY TWO (32), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8356 S Buffalo Ave , Chicago, IL 60617

Property Index Number: 21-32-201-042-0000

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 Residential Property;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 09/23/2019;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through, Judy Gamble Acquaye Homesteps Asset Services
5000 Plano Parkway

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Carrollton, TX 75010, 972-395-4079

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 \$17,890.40 with the interest thereon as by statute provided against; Yolanda Langham; Tromaine Langham Sr.

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 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

That upon entry of this order the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have immediate possession of the subject property, 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:


Yolanda Langham; Tromaine Langham Sr. at the subject property commonly known as:

8356 S Buffalo Ave
Chicago, IL 60617

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

ENTER: 
Judge

DATED: _____

Codilis & Associates, P.C.
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(630) 794-5300
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Judge William B. Sullivan

NOV 04 2019

Circuit Court-2142

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Calendar Number 60

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

Wells Fargo Bank, N.A.

PLAINTIFF

Vs.

Yolanda Langham; Tromaine Langham Sr.

DEFENDANTS

No. 2018CH16174

8356 S Buffalo Ave
Chicago, IL 60617

ORDER GRANTING IMMEDIATE POSSESSION

THE ABOVE CAUSE coming on to be heard upon petition of Wells Fargo Bank, N.A. for immediate possession of the subject property, and the court being fully advised in the premises,

THE COURT FINDING that the real property which is the subject of this litigation is vacant and/or has been abandoned by the residential mortgagor(s).

IT IS HEREBY ORDERED that, upon entry of this order, the Plaintiff, including any insurers, investors, and agents of the Plaintiff, is entitled to immediate possession of the property commonly known as 8356 S Buffalo Ave Chicago, IL 60617.

ENTERED: 
JUDGE

DATED: _____

Codilis & Associates, P.C.
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Circuit Court - 2142

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

IRIS Y. MARTINEZ AUG 16 2021

IRIS Y. MARTINEZ
Clerk of Cook County
Cook County, IL

