

# UNOFFICIAL COPY

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Markoff Law LLC  
29 N. Wacker Dr.  
Suite #1010  
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312-698-7300

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Date: 10/27/2021 04:08 PM Pg: 1 of 4

## JUDGMENT

### CERTIFIED COPY

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**CASE #:** 12CH 027748

**PLAINTIFF:** DYCK-ONEAL, INC., as ASSIGNEE of GMAT LEGAL TITLE TRUST 2015-1, U.S. BANK, N.A., as LEGAL TITLE TRUSTEE, as ASSIGNEE OF BANK OF AMERICA, N.A.

**DEFENDANT:** ALEXANDER GAKAY and PATRICIA ZAVALZA

**LAST KNOWN ADDRESS:** 6606 KANE AVE  
HODGKINS, IL 60525-7620

**PIN #:** 18-22-112-014-0000

**PLEASE RECORD LIEN ON PROPERTY:**  
6606 KANE AVE  
HODGKINS, IL 60525-7620

**LEGAL DESCRIPTION:**  
Lot 7 in Conrad's First Addition to Gary in the Southwest ¼ of the Northwest ¼ of Section 22, Township 38 North, Range 12, 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

BANK OF AMERICA, N.A.

PLAINTIFF

vs.

ALEXANDER GARAY; PATRICIA ZAVALZA;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; MIDLAND FUNDING, LLC;

DEFENDANTS

NO. 12 CH 027748  
Judge Allen P. Walker  
CAL NO. 57

Associate Judge  
Allen Price Walker

FEB 06 2015

Circuit Court - 2071

Address: 142 Linden Ave.  
Bellwood, Illinois 60104

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, AND ORDER FOR IMMEDIATE 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 56 IN BRAESE FIRST ADDITION TO BELLWOOD, A SUBDIVISION OF LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART THEREOF CONVEYED TO CHICAGO AND NORTH WESTERN RAILWAY) IN SUBDIVISION OF THE ESTATE OF GEORGE GLOS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1927 AS DOCUMENT NO. 9718181, IN BOOK 248 OF PLATS, PAGE 7, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 142 Linden Ave., Bellwood, Illinois 60104

P.L.N.: 15-09-106-041-0000 Vol. 0159

Due notice of said motion having being given, the Court having examined said Report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any for the said sale;

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made and that the Sheriff of Cook County, hereinafter "Selling Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgage real estate, and that justice was done.

#### IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on \_\_\_/\_\_\_/\_\_\_

#### IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of (\$222,120.71) with interest thereon as by statute provided, against: ALEXANDER GARAY and PATRICIA ZAVALZA.

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order, and

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

That upon request by the successful bidder including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee: GMAT Legal Title Trust 21013-1, U.S. Bank, N.A., as Legal Title Trustee  
 Address: 60 Livingston Ave., EP-MN-WS3D  
 St. Paul, MN 55107  
 Telephone: (800) 877-2657

**IT IS FURTHER ORDERED:**

That the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess Alexander Garay, Patricia Zavalza, from the premises commonly known as 142 Linden Ave., Bellwood, Illinois 60104;

The Sheriff can evict immediately after the 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;

That the Deed to be issued hereunder is a 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;

DATED: \_\_\_\_\_

ENTER: \_\_\_\_\_

Johnson, Blumberg, & Associates, LLC  
 230 W. Monroe Street, Suite 1125  
 Chicago, Illinois 60606  
 Ph. 312-541-9710  
 Fax 312-541-9711  
 JB&A # IL 12 2599  
 Cook County No.: 40342

*(Handwritten signature)*  
 Associate Judge  
 Allen Price Walker  
 FEB 06 2015  
 Circuit Court - 2071

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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.

**IRIS Y. MARTINEZ OCT 26 2021**

IRIS Y. MARTINEZ  
Clerk of the Circuit Court  
of Cook County, IL

