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

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Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 09:55 AM Pg: 1 of 5

JUDGMENT

CERTIFIED COPY

CASE #: 14 CH 008654

PLAINTIFF: DYCK-O'NEAL, INC, as Assignee of FEDERAL HOME LOAN MORTGAGE CORPORATION, as Assignee of WELLS FARGO BANK, N.A., Successor by Merger to WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT JOANNE TROAKE a/k/a JOANNE WEITZEL and GARETH TROAKE

LAST KNOWN ADDRESS: 4955 SPRING RD
OAK LAWN, IL 60453

PIN: 30-32-301-014-0000

PLEASE RECORD LIEN ON PROPERTY KNOWN AS:
18255 WALTER ST
LANSING, IL 60438

LEGAL DESCRIPTION:

Lot 14 in Block 4 in Lansing Central Subdivision, being a subdivision of the Northwest ¼ of the Southwest ¼ of Fractional Section 32, Township 36 North, Range 15, East of the Third Principal Meridian (except the North 147.5 feet of the East 147.5 feet thereof) in Cook County, Illinois.

MARKOFF LAW LLC - #55932

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Calendar Number 55

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

Wells Fargo Bank, N.A., successor by merger to Wells
 Fargo Home Mortgage, Inc.
 PLAINTIFF

Vs.

No. 14 CH 008654

Joanne Troake; Gareth M. Troake; The Forest Ridge at
 Westgate Valley Townhome Condominium Association;
 Forest Ridge Homeowners Association
 DEFENDANTS

13368 Forest Ridge Drive
 Palos Heights, IL 60463

**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:

UNIT 13368 IN FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NUMBER 00250556 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 2000 AS DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME.

Commonly known as: 13368 Forest Ridge Drive , Palos Heights, IL 60463

Property Index Number: 24-32-300-056-1069
 (24-32-300-023 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;

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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 Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 07/27/2016;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Probidder LLC/North Shore Holdings LTD c/o Bardan Azari, 6859 W. Belmont, Chicago, IL 60634, Phone: 773-875-5872,

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 \$81,852.13 with the interest thereon as by statute provided against; Joanne Troake; Gareth M. Troake

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 Successful Bidder, are entitled to and shall have possession of the subject property as of a date 30 days () after entry of this order against Joanne Troake; Gareth M. Troake; The Forest Ridge at Westgate Valley Townhome Condominium Association; Forest Ridge Homeowners Association, 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:

Joanne Troake; Gareth M. Troake; at the subject property commonly known as:

13368 Forest Ridge Drive
Palos Heights, IL 60463

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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.

IT IS FURTHER ORDERED

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

ENTER: _____ Judge **Freddrenna M. Lyle**
Judge

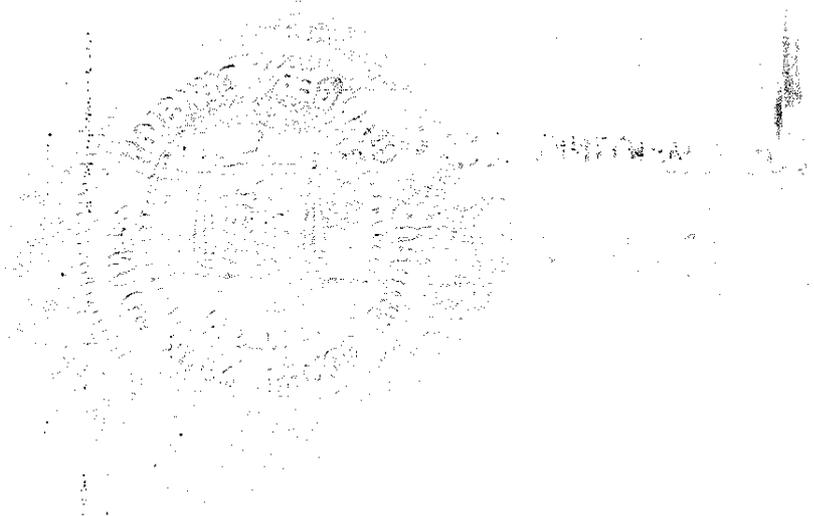
SEP 02 2016

DATED: _____ **Circuit Court - 2064**

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-14-09243

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office



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

IRIS Y. MARTINEZ JUL 11 2023

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



COOK COUNTY