

# UNOFFICIAL COPY

Doc#. 2401933442 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/19/2024 03:41 PM Pg: 1 of 4

**ORDER APPROVING REPORT  
OF SALE AND DISTRIBUTION,  
CONFIRMING SALE AND ORDER  
OF POSSESSION  
2023CH01336**

Prepared by and Return to: David S. Dordek, 8424 Skokie Blvd., Suite 200  
Skokie, Illinois 60077

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FOR THE PROTECTION OF THE PARTIES, THIS ORDER DATED January 8, 2024 SHALL  
BE FILED WITH THE RECORDER OF DEEDS.

**TOTAL PAGES:** 4

**CASE NO.:** 2023 CH 01336

**PLAINTIFF:** Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

**DEFENDANT:** Unknown Owners and Nonrecord Claimants, et al

**PROPERTY:** 1318 S. Washtenaw Ave, Chicago, IL 60608

**LEGAL DESCRIPTION:**

LOT 14 IN LUNNEY'S SUBDIVISION OF A 100 FOOT STRIP OF LAND THROUGH THE  
WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN AND KNOWN AS THE ABANDONED  
CHICAGO ST. CHARLES AND MISSISSIPPI AIR LINE RAILROAD IN COOK COUNTY,  
ILLINOIS.

**P.I.N.** 16-24-207-058-0000

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Calendar Number 57

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISIONMortgage Assets Management, LLC f/k/a Reverse  
Mortgage Solutions, Inc.  
PLAINTIFF

Vs.

Harry Lee Walker, Jr.; Unknown Heirs and Legatees of  
Geneva Temple; United States of America - Secretary of  
Housing and Urban Development; DEI Series LLC;  
Gaelan Lamont Walker; Damien Keith Walker; Clover  
Shawnee Walker-Suber; Unknown Owners and  
Nonrecord Claimants; Damon Ritenhouse, as Special  
Representative for Geneva Temple (deceased)  
DEFENDANTS

No. 2023CH01336

1318 S Washtenaw Avenue  
Chicago, IL 60608**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 14 IN LUNNEY'S SUBDIVISION OF A 100 FOOT STRIP OF LAND THROUGH THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND KNOWN AS THE ABANDONED CHICAGO ST. CHARLES & MISSISSIPPI AIR LINE RAILROAD IN COOK COUNTY, ILLINOIS.

Commonly known as: 1318 S Washtenaw Avenue , Chicago, IL 60608

Property Index Number: 16-24-207-058-0000

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;

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

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 10/22/2023;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through, SEGGIO HOLDINGS LLC c/o ALLEN DEL GIUDICE 534 N. CLARK CHICAGO, IL 60654 , (312) 502-6261

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;

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 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 Harry Lee Walker, Jr.; United States of America - Secretary of Housing and Urban Development; DEI Series LLC; Gaelan Lamont Walker; Damien Keith Walker; Clover Shawnee Walker-Suber; Damon Ritenhouse, as Special Representative for Geneva Temple (deceased), without further Order of the Court, as provided in 735 ILCS 5/15-1701, unless prohibited by law;

That the Sheriff of Cook County is directed to evict and dispossess:

Harry Lee Walker, Jr.; Gaelan Lamont Walker; Damien Keith Walker; Clover Shawnee Walker-Suber; at the subject property commonly known as:

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1318 S Washtenaw Avenue  
Chicago, IL 60608

30 days after entry of this order, unless prohibited by law.

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.

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

Judge Lloyd James Brooks

ENTER:

*Judge #2246*  
**Jan 08 2024**  
*Lloyd Brooks*  
Circuit Court, 2246

DATED:

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-23-00468

312-603-3908 and [ccc.mfmcalendar57@cookcountyil.gov](mailto:ccc.mfmcalendar57@cookcountyil.gov)

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