

STATE OF ILLINOIS

COUNTY OF COOK

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

GLENVIEW STATE BANK,

Plaintiff,

vs.

ANDREW N. KOUTZAS, et al.,

Defendants.

)
)
) Sheriff's No. 971062

)
) Case No. 95 CH 4244

**ORDER APPROVING SHERIFF'S REPORT
OF SALE AND DISTRIBUTION**

Now comes MICHAEL SHEAHAN, Sheriff of Cook County, Illinois and presents and files herein his Report of Sale and Distribution of the premises involved herein pursuant to Judgment of Foreclosure and Sale heretofore entered on September 13, 1996, relating to the premises described herein as follows:

The South 1/2 of Lot 9 in Block 6 in H.O. Stone and Company's Subdivision of the East 60 acres of the North 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, (except part dedicated for Belmont Avenue and except that part lying North of Belmont Avenue) in Cook County, Illinois.

The common address of said real estate is 3021 North Odell Avenue, Chicago, Illinois.

P.N. 12-25-213-005

and the Court being fully advised in the premises and having examined the said report finds as follows:

1. That the said Sheriff has in all things proceeded in accordance with all of the terms of said Judgment in making the sale of the premises involved herein and in the distribution of the proceeds derived from said sale.

Return to Box 201

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2. The Court further finds that the sale price of \$125,000.00 was the full amount due plaintiff, GLENVIEW STATE BANK, being the sum of \$88,908.92 and the Sheriff's fees of \$258.00 and in partial satisfaction of the full amount due Counterplaintiff, CITIBANK, F.S.B., being the sum of \$36,091.08, leaving a deficiency of \$26,950.84.

3. The Court further finds that the defendants, ANDREW N. KOUTZAS, MARIA D. KOUTZAS and COLE TAYLOR BANK, as Successor Trustee to GLENVIEW STATE BANK, as Trustee under Trust Agreement dated November 14, 1989 and known as Trust No. 3878, shall vacate the real estate premises and that CITIBANK, F.S.B., its successors or assigns, shall be entitled to possession of the real estate and premises after thirty (30) days from the entry of this Order confirming the Sheriff's sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said sale and the distribution of the proceeds of sale by said Sheriff and the Report of Sale and Distribution filed herein by him be and they are hereby in all respects approved, ratified and confirmed.

IT IS FURTHER ORDERED that MICHAEL SHEAHAN, Sheriff of Cook County, Illinois, allocate the sales price as follows: The sum of \$88,908.92 due the plaintiff, GLENVIEW STATE BANK, in full and final payment and satisfaction of the plaintiff's judgment and to the Sheriff of Cook County, his fees and commissions totaling \$258.00, and to Counterplaintiff, CITIBANK, F.S.B, \$36,091.08 in partial satisfaction of Counterplaintiff's judgment.

IT IS FURTHER ORDERED that an in rem deficiency judgment be and is hereby entered in the sum of \$26,950.84 in favor of the Counterplaintiff CITIBANK, F.S.B.

IT IS FURTHER ORDERED, that the Sheriff of Cook County is ordered to evict the defendants, ANDREW N. KOUTZAS, MARIA D. KOUTZAS and COLE TAYLOR BANK, as Successor Trustee to GLENVIEW STATE BANK, as Trustee under Trust Agreement dated

UNOFFICIAL COPY

Property of Cook County Clerk's Office

November 14, 1989 and known as Trust No. 3878, from the real estate and premises commonly known as 3021 North Odell Avenue, Chicago, Illinois, and the Sheriff of Cook County is directed to place CITIBANK, F.S.B., its successors or assigns in possession of said real estate and premises after the thirtieth day from the entry of this Order confirming Sheriff's Sale, without notice to any party, further order of Court or resort to proceedings under any statute.

The Court finds that there is no just reason for delaying the enforcement of or appeal from this Order.

ENTER:

ENTERED
CLERK OF THE CIRCUIT COURT
AURELIA MUCINSKI
JULY 08 1997
ROBERT C. RILEY
DEPUTY CLERK

DATED: _____

HAUSELMAN & RAPPIN, LTD.
39 South LaSalle Street
Chicago, Illinois 60603
312-372-2020
Attorney No. 4452

UNOFFICIAL COPY

Property of Cook County Clerk's Office

HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE DEC 8 1997

Annala Brucato

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.
THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW.

979224727