

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

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)	
)	
Plaintiff,)	Case Number:
)	
-vs-)	District Judge:
)	
)	Magistrate Judge:
)	
Defendant(s))	

**ORDER CONFIRMING REPORT OF SALE AND DISTRIBUTION,
FOR POSSESSION, AND DEFICIENCY AGAINST (MORTGAGOR)**

This matter is before the court on Plaintiff's motion for the entry of an order confirming the report of sale and distribution filed by Special Commissioner appointed by this Court. Having examined the Special Commissioner's Report of Sale and Distribution,

THE COURT HEREBY FINDS:

The Special Commissioner has proceeded in accordance with the terms of this Court's Judgment. Said sale was fairly and properly made, and the proceeds derived therefrom were properly distributed, (but were not sufficient to pay in full the amount due the Plaintiff, leaving a deficiency of \$ _____ , together with interest thereon at the rate of _____ percent per annum from the date of sale, if applicable).

The last inspection of the subject premises was conducted on _____ .

Based upon said inspection, the subject premises have been identified as

_____ a single family property _____ multi-unit dwelling _____ commercial property.

The Defendant (Mortgagor) is the only defendant joined in his/her individual capacity.

Based upon said inspection, the known occupants within the subject premises are:

(If the subject premises are a multi-unit dwelling) The subject premises having been identified as a multi-unit dwelling, the successful purchaser is entitled to possession of the property only, and the successful purchaser may only obtain possession of units within the multi--unit property occupied by individuals named in the Order of Possession. No Occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or further order from the court.

IT IS HEREBY ORDERED:

The court hereby approves and confirms the sale of the Property involved herein by said Commissioner, the distribution by him of the proceeds of sale, the issuance of the Commissioner's Certificate of Sale and his Report of Sale and Distribution of Proceeds of Sale.

The court approves the award of ~~at~~ the mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and the date of the Special Commissioner's Sale.

The Special Commissioner is directed, pursuant to 735 ILCS 5/15-1507(f), to execute and deliver to the successful bidder a recordable Certificate of Sale, and to record a duplicate thereof with the Office of the Cook County Recorder of Deeds.

Upon request by the successful bidder, the Special Commissioner shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title, provided that all required payments have been made.

_____ is entitled to possession of the subject premises, more specifically identified and described as follows:

Commonly Known As:

Permanent Index No.:

(If applicable) IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow Defendant to redeem by payment of the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the Report of Sale and confirmed by the court, together with interest at the statutory rate from the date the purchase price was paid or credited as an offset. If said redemption occurs, there will remain an IN REM deficiency against Defendant (Mortgagor) in the amount of \$ _____, with the same lien priorities as to the underlying mortgage herein foreclosed. without any rights of homestead.

(If applicable) IT IS FURTHER ordered that a Judgment In Personam shall be entered in favor of Plaintiff for the amount of \$ _____ against the following named persons, and a Memorandum of Judgment shall issue without the right of homestead.

Effective 30 DAYS AFTER the entry of this order, the Sheriff of _____ County is directed to evict and dispossess the following named Defendants from the subject premises.

A copy of this Order shall be sent to all Defendants via regular mail within 7 days of the entry of this Order.

IT IS FURTHER ORDERED that there is no reason to delay enforcement of or appeal from this order.

ENTER:

Dated:

Judge