

COPY

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
PIKE COUNTY, PITTSFIELD, ILLINOIS

JPMorgan Chase Bank, National Association
PLAINTIFF

Vs.

Richard J. Kirk; et. al.

DEFENDANTS

No. 15 CH 00026

FILED
MAY 20 2016
Diana Dugan
Clerk of the Circuit Court
Eighth Judicial Circuit, Pike County, IL

**ORDER CONFIRMING SALE (ORDER APPROVING)
AND ORDER OF POSSESSION**

NOW COMES JPMorgan Chase Bank, National Association by and through its attorneys, Codilis & Associates, P.C., and the Sheriff of Pike County or Sale Officer, and files herein his report of sale and distribution of the proceeds of sale of the premises involved herein;

THE COURT FINDS that:

1. The Sheriff or Sale Officer has proceeded in accordance with all the terms of the Judgment heretofore entered and applicable law in conducting the sale of the premises involved herein and in distributing the proceeds derived from said sale;
2. The Notice of the Sale, as required pursuant to 735 ILCS 5/15-1507(c) has been properly given.
3. The terms of the sale were fair and conscionable and the sale was conducted fairly without fraud.
4. JPMorgan Chase Bank, National Association including its insurers, investors, and agents, or its assigns, is entitled to possession of the subject property as of the date thirty (30) days after the entry of this order and that JPMorgan Chase Bank, National Association including its insurers, investors, and agents, or its assigns, is entitled to a Deed to the subject property to be issued after entry of this order.
5. There remains due and unpaid to the Plaintiff the sum of \$46,319.33 together with interest thereon at the statutory rate of nine percent% from the date of sale.

IT IS HEREBY ORDERED that:

1. The sale of the premises involved herein on 5/20/16 conducted by said Sheriff or Selling Officer and the distribution by him of the proceeds of sale and his report of sale and distribution be, and are hereby in all respects, approved, ratified and confirmed;
2. The Sheriff or Sale Officer issue a deed be to JPMorgan Chase Bank, National Association including its insurers, investors, and agents, or its assigns, pursuant to the findings of this Court as set forth above;

3. The Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the Pike County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without affixing any exemption stamps.

4. JPMorgan Chase Bank, National Association including its insurers, investors, and agents, or its assigns, be granted an order of possession of the subject property effective thirty (30) days after the entry of this order. Said order is enforceable against all party defendants named herein including:

Richard J. Kirk

at the subject property commonly known as:

404 W. Main Street a/k/a RR 1 Box 1509
Pittsfield, IL 62363.

If said occupants fail to surrender possession of the subject property within thirty (30) days after the entry of this order, then after thirty (30) days from entry of this order, the Sheriff for Pike County is directed to eject and remove said occupants from the subject property and to put JPMorgan Chase Bank, National Association including its insurers, investors, and agents, or its assigns, in full and complete possession of the property set forth above;

5. There be an IN REM deficiency judgment against the property in the sum of \$46,319.33 with statutory interest thereon.

6. That any special right to redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this order;

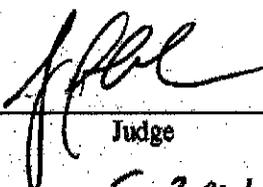
7. The Sheriff or Selling Officer is directed to issue Duplicate Original Certificates of Sale in recordable form which Certificate(s) shall be freely assignable;

8. The Municipality or County may contact the party below with concerns about the real property:

Name: Stephen Orr and Jack, agent of JPMorgan Chase Bank, National Association
Address: 825 TechCenter Drive, Floor 02
Gahanna, OH 43230
Phone: 614-759-5450/5853

9. 735 ILCS 5/9-117 is not applicable to this order. This is a final and appealable order with no just cause for further delay.

ENTER:



Judge

DATED:

5-20-16

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
14-15-14810
NOTE: This law firm is a debt collector.