

ordered to permit immediate recordation of the Judicial or Sheriff Deed issued hereunder without any exemption stamps.

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602
Tel. (312) 346-9088

DATED: 2/14/4

ENTER: ADA

JUDGE

Atty Jones

STATE OF ILLINOIS

COUNTY OF PIKE

IN THE CIRCUIT COURT FOR THE 8TH JUDICIAL CIRCUIT
PIKE COUNTY-PITTSFIELD, ILLINOIS

FEDERAL NATIONAL MORTGAGE ASSOCIATION

PLAINTIFF

VS

FIRST BANK; UNKNOWN OWNERS AND NON
RECORD CLAIMANTS ; TODD C. SMITH; JO
ANN LAUX;

DEFENDANTS

)
)
) NO. 2010 CH 20
)
) JUDGE
) Michael R. Roseberry
)
)
)
)
)

SERVICE OF THE CONFIRMATION ORDER

PLEASE SERVE THE FOLLOWING DEFENDANTS AT THE FOLLOWING ADDRESSES

CITY OF PITTSFIELD
SB1894
215 N MONROE
PITTSFIELD, IL 62363

C/O CINDY PRENTICE

1008335

T H A N K Y O U

COUNTY OF PIKE

IN THE CIRCUIT COURT FOR THE 8TH JUDICIAL CIRCUIT
PIKE COUNTY-PITTSFIELD, ILLINOIS

FILED
FEB 04 2011
Shirley J. ...
Clara ...
of Pike County to the Clerk of the Circuit Court

FEDERAL NATIONAL MORTGAGE ASSOCIATION)	
)	
PLAINTIFF)	NO. 2010 CH 20
)	
VS)	JUDGE
)	Michael R. Roseberry
FIRST BANK; UNKNOWN OWNERS AND NON)	
RECORD CLAIMANTS ; TODD C. SMITH; JO)	
ANN LAUX;)	
)	
DEFENDANTS)	

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOC., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and Distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law;
2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud;
3. This Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said Sale;

IT IS THEREFORE ORDERED:

- A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's Commission is approved for distribution.
- B. There shall be an IN REM/IN PERSONAM deficiency judgment entered in the sum of \$0.00, with interest thereon as by statute provided, against the subject property.
- C. That a surplus, if any, shall be held by the Selling Officer until further Order of Court;
- D. A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows:

ALL OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE CENTER
LINE OF THE PUBLIC ROAD: LOT 3 BEING IN THE SOUTHEAST
QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE

ILLINOIS.

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

G. That the Sheriff of PIKE County is directed to place the Plaintiff in possession of the premises commonly known as:

117 WEST FAYETTE ST, PITTSFIELD, IL 62363

H. That the Sheriff is further ordered to evict:

CHRISTINA L. TOPP;

now in possession of the premises commonly known as 117 WEST FAYETTE ST, PITTSFIELD, IL 62363.

I. A copy of this order shall be mailed to the mortgagors and lienholders or their attorneys within 5 business days.

J. Plaintiff will not pursue collection on the note.

K. Municipality or County may contact the below with concerns about the real property:

Dovenmuehle Mortgage Inc
1 Corporate Center Dr
Lake Zurich< IL 60047
(800) 669-0340

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial or Sheriff Deed issued hereunder without any exemption stamps.

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn
Thirteenth Floor
Chicago, Illinois 60602
Tel. (312) 346-9088
PA1003259

DATED: November 5, 2010

ENTER: 

JUDGE

Att'y James

FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AS SHOWN BY A SURVEY RECORDED DECEMBER 20, 1974 AND RECORDED IN BOOK 11, PAGE 84, IN THE PIKE COUNTY RECORDER'S OFFICE, SAID PROPERTY ALSO DESCRIBED AS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, IN TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, 1195.74 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 5, 1109.44 FEET, MORE OR LESS, TO A STONE ON THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH ALONG THE WEST LINE OF LOT 5, 414.40 FEET, MORE OR LESS, TO A STONE AT THE NORTHWEST CORNER OF SAID LOT 9, AND THE SOUTHWEST CORNER OF LOT 3, BEING THE TRUE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, 410.5 FEET, MORE OR LESS, TO A CORNER POST AND THE NORTHWEST CORNER OF SAID LOT 3, THENCE EASTERLY ALONG THE NORTH LINE OF LOT 3, 1110 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE SOUTH ALONG THE EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

G. That the Sheriff of PIKE County is directed to place the Plaintiff in possession of the premises commonly known as:

25339 390TH STREET, PITTSFIELD, IL 62363

H. That the Sheriff is further ordered to evict:

TODD C. SMITH; JO ANN LAUX AKA JOANN LAUX AKA JOANN SMITH
AKA JO ANN SMITH AKA JOANN LAUX SMITH;

now in possession of the premises commonly known as 25339 390TH STREET, PITTSFIELD, IL 62363.

I. A copy of this order shall be mailed to the mortgagors and lienholders or their attorneys within 5 business days.

J. Municipality or County may contact the below with concerns about the real property:

Harry Guerrier
Dovenmuehle Mortgage Incorporated
1 Corporate Center Drive
Lake Zurich, IL 60047
800-669-0340

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is