

IN THE CIRCUIT COURT FOR THE 23<sup>RD</sup> JUDICIAL CIRCUIT  
KENDALL COUNTY, ILLINOIS

U.S. Bank Trust National Association, as Trustee  
of Brackenridge Mortgage Trust,

PLAINTIFF

Vs.

Aaron Chase Brukman; Lakewood Prairie  
Homeowners' Association; Unknown Owners  
and Nonrecord Claimants,

DEFENDANTS

No. 2025FC000134

Property Address:  
7617 Violet Lane, Joliet, Illinois 60431

**ORDER APPROVING REPORT OF SALE AND  
DISTRIBUTION, CONFIRMING SALE AND ORDER TO EVICT**

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 mortgaged real estate that is the subject of the matter captioned above and described as:

UNIT 2-7617 VIOLET LANE LOT 234 (EXCEPT THE WESTERLY 43.58 FEET THEREOF), IN LAKEWOOD PRAIRIE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 2005 AS DOCUMENT 200500016561, AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JUNE 29, 2005 AS DOCUMENT NUMBER 200500018276, AND RECORDED MAY 16, 2006 AS DOCUMENT NUMBER 200600014542, AND RECORDED NOVEMBER 22, 2006 AS DOCUMENT NUMBER 200600037952, IN THE CITY OF JOLIET, KENDALL COUNTY, ILLINOIS.

Commonly known as: 7617 Violet Lane, Joliet, Illinois 60431

PIN: 09-01-175-057

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;  
That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Sheriff of Kendall County, Illinois, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

**IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$46,404.72), with interest thereon as provided by statute against the subject property as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

**IT IS FURTHER ORDERED:**

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as

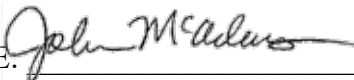
provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of KENDALL County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order, Aaron Chase Brukman from the mortgaged real estate commonly known as 7617 Violet Lane, Joliet, Illinois 60431 without further Order of Court;

The sheriff is directed to use any and all such force as may be necessary to cause possession of the premises to be surrendered to the Plaintiff and to ensure that the Plaintiff is able to take possession thereof and securing possession to the Plaintiff.

That the Municipality or County may contact the below with concerns about the real property: U.S. Bank Trust National Association, as Trustee of Brackenridge Mortgage Trust, c/o SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

That there is no just cause for delay in the enforcement of or appeal from this order.

JUDGE:  \_\_\_\_\_

DATED: 04/29/2026

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Michael Bablo, ARDC #6236653  
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