

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Code of Civil Procedure is amended by  
5 changing Section 15-1508 as follows:

6 (735 ILCS 5/15-1508) (from Ch. 110, par. 15-1508)

7 Sec. 15-1508. Report of Sale and Confirmation of Sale.

8 (a) Report. The person conducting the sale shall promptly  
9 make a report to the court, which report shall include a copy  
10 of all receipts and, if any, certificate of sale.

11 (b) Hearing. Upon motion and notice in accordance with  
12 court rules applicable to motions generally, which motion shall  
13 not be made prior to sale, the court shall conduct a hearing to  
14 confirm the sale. Unless the court finds that (i) a notice  
15 required in accordance with subsection (c) of Section 15-1507  
16 was not given, (ii) the terms of sale were unconscionable,  
17 (iii) the sale was conducted fraudulently, or (iv) justice was  
18 otherwise not done, the court shall then enter an order  
19 confirming the sale. The confirmation order shall include a  
20 name, address, and telephone number of the holder of the  
21 certificate of sale or deed issued pursuant to that certificate  
22 or, if no certificate or deed was issued, the purchaser, whom a  
23 municipality or county may contact with concerns about the real

1 estate. The confirmation order may also:

2 (1) approve the mortgagee's fees and costs arising  
3 between the entry of the judgment of foreclosure and the  
4 confirmation hearing, those costs and fees to be allowable  
5 to the same extent as provided in the note and mortgage and  
6 in Section 15-1504;

7 (2) provide for a personal judgment against any party  
8 for a deficiency; and

9 (3) determine the priority of the judgments of parties  
10 who deferred proving the priority pursuant to subsection  
11 (h) of Section 15-1506, but the court shall not defer  
12 confirming the sale pending the determination of such  
13 priority.

14 (b-3) Hearing to confirm sale of abandoned residential  
15 property. Upon motion and notice by first-class mail to the  
16 last known address of the mortgagor, which motion shall be made  
17 prior to the sale and heard by the court at the earliest  
18 practicable time after conclusion of the sale, and upon the  
19 posting at the property address of the notice required by  
20 paragraph (2) of subsection (1) of Section 15-1505.8, the court  
21 shall enter an order confirming the sale of the abandoned  
22 residential property, unless the court finds that a reason set  
23 forth in items (i) through (iv) of subsection (b) of this  
24 Section exists for not approving the sale, or an order is  
25 entered pursuant to subsection (h) of Section 15-1505.8. The  
26 confirmation order also may address the matters identified in

1 items (1) through (3) of subsection (b) of this Section. The  
2 notice required under subsection (b-5) of this Section shall  
3 not be required.

4 (b-5) Notice with respect to residential real estate. With  
5 respect to residential real estate, the notice required under  
6 subsection (b) of this Section shall be sent to the mortgagor  
7 even if the mortgagor has previously been held in default. In  
8 the event the mortgagor has filed an appearance, the notice  
9 shall be sent to the address indicated on the appearance. In  
10 all other cases, the notice shall be sent to the mortgagor at  
11 the common address of the foreclosed property. The notice shall  
12 be sent by first class mail. Unless the right to possession has  
13 been previously terminated by the court, the notice shall  
14 include the following language in 12-point boldface  
15 capitalized type:

16 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO  
17 REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF  
18 POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE  
19 ILLINOIS MORTGAGE FORECLOSURE LAW.

20 (b-10) Notice of confirmation order sent to municipality or  
21 county. A copy of the confirmation order required under  
22 subsection (b) shall be sent to the municipality in which the  
23 foreclosed property is located, or to the county within the  
24 boundary of which the foreclosed property is located if the  
25 foreclosed property is located in an unincorporated territory.  
26 A municipality or county must clearly publish on its website a

1 single address to which a copy of the order shall be sent. If a  
2 municipality or county does not maintain a website, then the  
3 municipality or county must publicly post in its main office a  
4 single address to which a copy of the order shall be sent. In  
5 the event that a municipality or county has not complied with  
6 the publication requirement in this subsection (b-10), then a  
7 copy of the order shall be sent by first class mail, postage  
8 prepaid, to the chairperson of the county board or county clerk  
9 in the case of a county, to the mayor or city clerk in the case  
10 of a city, to the president of the board of trustees or village  
11 clerk in the case of a village, or to the president or town  
12 clerk in the case of a town.

13 (b-15) Notice of confirmation order sent to known insurers.  
14 With respect to residential real estate, the party filing the  
15 complaint shall send a copy of the confirmation order required  
16 under subsection (b) by first class mail, postage prepaid, to  
17 the last known property insurer of the foreclosed property.  
18 Failure to send or receive a copy of the order shall not impair  
19 or abrogate in any way the rights of the mortgagee or purchaser  
20 or affect the status of the foreclosure proceedings.

21 (c) Failure to Give Notice. If any sale is held without  
22 compliance with subsection (c) of Section 15-1507 of this  
23 Article, any party entitled to the notice provided for in  
24 paragraph (3) of that subsection (c) who was not so notified  
25 may, by motion supported by affidavit made prior to  
26 confirmation of such sale, ask the court which entered the

1 judgment to set aside the sale. Any such party shall guarantee  
2 or secure by bond a bid equal to the successful bid at the  
3 prior sale, unless the party seeking to set aside the sale is  
4 the mortgagor, the real estate sold at the sale is residential  
5 real estate, and the mortgagor occupies the residential real  
6 estate at the time the motion is filed. In that event, no  
7 guarantee or bond shall be required of the mortgagor. Any  
8 subsequent sale is subject to the same notice requirement as  
9 the original sale.

10 (d) Validity of Sale. Except as provided in subsection (c)  
11 of Section 15-1508, no sale under this Article shall be held  
12 invalid or be set aside because of any defect in the notice  
13 thereof or in the publication of the same, or in the  
14 proceedings of the officer conducting the sale, except upon  
15 good cause shown in a hearing pursuant to subsection (b) of  
16 Section 15-1508. At any time after a sale has occurred, any  
17 party entitled to notice under paragraph (3) of subsection (c)  
18 of Section 15-1507 may recover from the mortgagee any damages  
19 caused by the mortgagee's failure to comply with such paragraph  
20 (3). Any party who recovers damages in a judicial proceeding  
21 brought under this subsection may also recover from the  
22 mortgagee the reasonable expenses of litigation, including  
23 reasonable attorney's fees.

24 (d-5) Making Home Affordable Program. The court that  
25 entered the judgment shall set aside a sale held pursuant to  
26 Section 15-1507, upon motion of the mortgagor at any time prior

1 to the confirmation of the sale, if the mortgagor proves by a  
2 preponderance of the evidence that (i) the mortgagor has  
3 applied for assistance under the Making Home Affordable Program  
4 established by the United States Department of the Treasury  
5 pursuant to the Emergency Economic Stabilization Act of 2008,  
6 as amended by the American Recovery and Reinvestment Act of  
7 2009, and (ii) the mortgaged real estate was sold in material  
8 violation of the program's requirements for proceeding to a  
9 judicial sale. The provisions of this subsection (d-5), except  
10 for this sentence, shall become inoperative on January 1, 2016  
11 ~~2014~~ for all actions filed under this Article after December  
12 31, 2015 ~~2013~~, in which the mortgagor did not apply for  
13 assistance under the Making Home Affordable Program on or  
14 before December 31, 2015 ~~2013~~.

15 (e) Deficiency Judgment. In any order confirming a sale  
16 pursuant to the judgment of foreclosure, the court shall also  
17 enter a personal judgment for deficiency against any party (i)  
18 if otherwise authorized and (ii) to the extent requested in the  
19 complaint and proven upon presentation of the report of sale in  
20 accordance with Section 15-1508. Except as otherwise provided  
21 in this Article, a judgment may be entered for any balance of  
22 money that may be found due to the plaintiff, over and above  
23 the proceeds of the sale or sales, and enforcement may be had  
24 for the collection of such balance, the same as when the  
25 judgment is solely for the payment of money. Such judgment may  
26 be entered, or enforcement had, only in cases where personal

1 service has been had upon the persons personally liable for the  
2 mortgage indebtedness, unless they have entered their  
3 appearance in the foreclosure action.

4 (f) Satisfaction. Upon confirmation of the sale, the  
5 judgment stands satisfied to the extent of the sale price less  
6 expenses and costs. If the order confirming the sale includes a  
7 deficiency judgment, the judgment shall become a lien in the  
8 manner of any other judgment for the payment of money.

9 (g) The order confirming the sale shall include,  
10 notwithstanding any previous orders awarding possession during  
11 the pendency of the foreclosure, an award to the purchaser of  
12 possession of the mortgaged real estate, as of the date 30 days  
13 after the entry of the order, against the parties to the  
14 foreclosure whose interests have been terminated.

15 An order of possession authorizing the removal of a person  
16 from possession of the mortgaged real estate shall be entered  
17 and enforced only against those persons personally named as  
18 individuals in the complaint or the petition under subsection  
19 (h) of Section 15-1701. No order of possession issued under  
20 this Section shall be entered against a lessee with a bona fide  
21 lease of a dwelling unit in residential real estate in  
22 foreclosure, whether or not the lessee has been made a party in  
23 the foreclosure. An order shall not be entered and enforced  
24 against any person who is only generically described as an  
25 unknown owner or nonrecord claimant or by another generic  
26 designation in the complaint.

1           Notwithstanding the preceding paragraph, the failure to  
2 personally name, include, or seek an award of possession of the  
3 mortgaged real estate against a person in the confirmation  
4 order shall not abrogate any right that the purchaser may have  
5 to possession of the mortgaged real estate and to maintain a  
6 proceeding against that person for possession under Article IX  
7 of this Code or, if applicable, under subsection (h) of Section  
8 15-1701; and possession against a person who (1) has not been  
9 personally named as a party to the foreclosure and (2) has not  
10 been provided an opportunity to be heard in the foreclosure  
11 proceeding may be sought only by maintaining a proceeding under  
12 Article IX of this Code or, if applicable, under subsection (h)  
13 of Section 15-1701.

14           (h) With respect to mortgaged real estate containing 5 or  
15 more dwelling units, the order confirming the sale shall also  
16 provide that (i) the mortgagor shall transfer to the purchaser  
17 the security deposits, if any, that the mortgagor received to  
18 secure payment of rent or to compensate for damage to the  
19 mortgaged real estate from any current occupant of a dwelling  
20 unit of the mortgaged real estate, as well as any statutory  
21 interest that has not been paid to the occupant, and (ii) the  
22 mortgagor shall provide an accounting of the security deposits  
23 that are transferred, including the name and address of each  
24 occupant for whom the mortgagor holds the deposit and the  
25 amount of the deposit and any statutory interest.

26           (Source: P.A. 97-333, eff. 8-12-11; 97-575, eff. 8-26-11;



1 97-1159, eff. 1-29-13; 97-1164, eff. 6-1-13; 98-514, eff.  
2 11-19-13.)

3 Section 99. Effective date. This Act takes effect upon  
4 becoming law.