

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

IN RE:)	
)	Chapter 7
)	
CLARENCE LANE VANCE,)	
)	Case No. 97 B 50687
)	
Debtor.)	

ORDER APPROVING REPORT OF SALE

THIS MATTER coming before the Court on the Motion of the Trustee for Approval of Report of Sale, and the Court having reviewed the Motion and having heard the arguments of counsel, and being otherwise fully apprised of the premises;

IT IS HEREBY ORDERED that the Trustee's Report of Sale of the property located at 15858 Brick School Road, Pecatonica, Illinois is approved in all respects.

IT IS FURTHER ORDERED:

- A. That the Trustee is authorized to conclude the sales of the property pursuant to 11 U.S.C. §363 of the Bankruptcy Code;
- B. The Trustee is authorized to execute all appropriate deeds and other documents to transfer the property free and clear of all liens and encumbrances, with any valid liens and encumbrances to attach to the net proceeds of sale pursuant to 11 U.S.C. §363. The Trustee is authorized to provide for the payments and distribution as set forth in this Order;
- C. That the Contracts for Sale are approved;
- D. That the advertising fees in the amount of \$1,137.90 shall be paid from the gross proceeds;

- E. That the 5% commission to Hack's Auction and Realty Service, Inc., shall be paid from the gross proceeds;
- F. That the survey fee, estimated to be \$3,300.00, shall be paid to Heritage Engineering from the gross proceeds;
- G. That the normal and customary closing costs shall be paid at the closings for each of the three Parcels, including attorneys' fees of \$1,800.00 to Hinshaw & Culbertson;
- H. That one-half of the net proceeds shall be paid to Harriet Vance;
- I. That the remaining proceeds shall be held in the Estate account until further Order of this Court with all liens and encumbrances to attach thereto.

DATE:

ENTER:

ENTERED

AUG 16 2000

MANUEL BARBOSA, BANKRUPTCY JUDGE
UNITED STATES BANKRUPTCY COURT

Honorable Manual Barbosa
United States Bankruptcy Judge

Prepared by:

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