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(Rev. 11/12/02) CCG 0620

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

EIGN JUDGMENT REGISTRATION COVER SHEET

2005L051128
CALENDAR/ROOM 5
TIME 00:00
Foreign Judgment



Doc#: 0534610041 Fee: \$40.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/12/2005 10:15 AM Pg: 1 of 9

CASE NO. _____

AMOUNT OF JUDGMENT \$918,344.74 (exclusive of costs, expenses, attorneys fees after August 2004)

TYPE OF CASE Foreclosure of Mortgage and Collection of Promissory Note

ATTORNEY CODE 18277

Name	Address	State	City	Zip
PL Selfreliance Ukrainian Amer. Fed. Credit Union	2351 W. Chicago Ave.	IL	Chicago	60622
DF Patricia Pochtaruk	1113 Broadway	WI	Wilconsin Dells	53965

* * * * * ADDITIONAL LITIGANTS * * * * *

P/D

D John Sacharewycz	2316 W. Walton St.	IL	Chicago	60622
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

CLERK: STAPLE THIS COVER SHEET TO THE AUTHENTICATED FOREIGN JUDGMENT. IT IS PART OF THE PERMANENT FILE.

* RETURN TO:
CISAR & MROFKA
1550 SPRING Rd #210
OAK BROOK IL 60523

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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STATE OF WISCONSIN

CIRCUIT COURT

COLUMBIA COUNTY

SELFRELIANCE UKRAINIAN
AMERICAN FEDERAL CREDIT
UNION

Plaintiff,

v.

PATRICIA POCHTARUK

LEONID POCHTARUK

JOHN SACHAREWYCZ

NADIA SACHAREWYCZ

STATE OF WISCONSIN
DEPARTMENT OF JUSTICE

STATE OF WISCONSIN
WORK FORCE DEVELOPMENT

LEASECOMM CORPORATION

TRAVELLODGE HOTELS, INC.

LOIS FEARING and
DOUG FEARING, d/b/a FEARING'S
SATELLITE AND SOUND, INC.

GODFREY & KAHN, S.C.

GEORGIA N. ANDONOV,
DARINA G. ANGUELOVA
EMILIA M. ANTONOVA
KRASIMIR A. ATANASOV
GEORGI S. BONEVA
BRANIMIR I BORISOV
STANIMIR A. BOSHNAKOV
ANTOANETA S. BOSNEVA
SAMUEL E. CHELEBIEV

FILED
OCT 20 2004
COLUMBIA COUNTY CIRCUIT COURT
PORTAGE, WISCONSIN

Case No: 04 CV 234

Case Code: 30404

Foreclosure of Mortgage

STATE OF WISCONSIN
COUNTY OF COLUMBIA
CERTIFIED COPY

I certify that this is a true and exact copy of the original of
which I am legal custodian for the Circuit
Court of Columbia County. Signed by

Donna Perles
Clerk of Court/Deputy Clerk

Nov. 30, 2005

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VLADISLAV D. DIMOV
EMILIAN H. EMILOV
STOYAN I. GEORGIEV
ZDRAVKA N. GEORGIEVA
EMIL V. IVANOV
KIRIL A. KARADZHOV
LUBLIANA S. KIREVA
LUBOMIR P. KORTSANOV
DANIEL K. KOVACHEV
LATCHEZAR M. MILADINOV
DIANE V. PENICHEVA
NIKOLAY F. NIKOLOV
NIKOLAY Y. NIKOLOV
ATANAS G. OSHAVKOV
TODOR K. PAUNOV
STELLA P. PAVLOVA
IVAN G. PENCHEV
PETAR T. PETROV
PAVEL P. POPOV
BORISLAVA D. POPOVA
IRINA I. RADOSLAVOVA
SVETLANA H. RUSKOVA
ISKRA M. SIMIDZHIEVA
ILIJAN G. STAMATOV
LACHEZAR L. STOYNEV
PAVLIN I. TZENOV
ASPARUH S. VEDEV
DANIEL K. VELINOV
YULIA K. YANAKIEVA

Defendants.

JUDGMENT

At the term of the Circuit Court of Columbia County, Wisconsin, the
Honorable Richard Rehm, Circuit Judge, presiding.

The above entitled action coming on to be heard pursuant to the Plaintiff's
Application for Judgment, Denis P. Bartell of DeWitt Ross & Stevens, S.C.,

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appearing as attorney for the Plaintiff, and no other appearances having been made at said hearing except as follows:

Attorney Rebecca DeMark for Defendants
Patricia and Leonid Pochtaruk, by
telephone;

and due proof having been made and filed showing personal service of the Summons and Complaint filed herein on all of the Defendants; and it appearing by the Affidavit of Denis P. Bartell, attorney for the Plaintiff, that the time for answering said Complaint has expired on part of all Defendants, and that no genuine issue of law or fact has been raised; and that Notice of Application of Judgment was duly served on all Defendants; and it further appearing that due notice of the pendency of this action was duly filed in the office of the Register of Deeds for Columbia County, Wisconsin on June 7, 2004, as Document No. 711550, said Notice being filed subsequent to the filing of the Summons and Complaint herein in the office of the Clerk of this Court, and more than twenty (20) days prior to the date of this Judgment; and Court having filed its findings of Fact and Conclusions of Law:

NOW, THEREFORE, on motion of DeWitt Ross & Stevens, S.C., attorneys for Plaintiff, and pursuant to the Order of the Court for Judgment;

IT IS HEREBY ORDERED AND ADJUDGED that:

1. There is now due and owing Plaintiff from Defendants Patricia Pochtaruk and John Sacharewycz, under the subject Note and Mortgage, the

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aggregate sum of \$911,765.46, plus interest of \$409.53 per day from October 20, 2004, plus collection costs and attorneys fees of \$6,559.28 through August 2004.

2. The mortgage premises consist of a single lot created by a Certified Survey Map, which lot is utilized primarily for commercial purposes as a motel with a primary structure of motel units, and various related improvements. Defendants Patricia Pochtaruk and Leonid Pochtaruk reside on the premises. Said mortgaged premises located in Columbia County, Wisconsin, described on Exhibit B attached to Plaintiff's Complaint shall be sold as a whole.

3. Said parcel shall be sold at public auction in the County of Columbia, State of Wisconsin, by and under the direction of Sheriff of Columbia County, Wisconsin at any time after the expiration of six (6) months from the date hereof unless, previous to such sale, said premises and judgment shall be redeemed in the manner as provided by law by the payment of the amount of such judgment together with interest as provided herein, and any additional costs incurred and allowed herein, plus additions to said Judgment by reason of taxes and/or insurance premiums paid.

4. In case of the sale as provided above, the sheriff shall give public notice of the time and place of such sale in the manner provided by law; the sheriff shall file with the Clerk of this Court of such sale and shall also immediately after said sale deposit with the Clerk of this Court the proceeds thereof, after deducting the costs and expenses of the sale, unless otherwise ordered by the Court; said sheriff may accept from the purchaser or purchasers at such sale as deposit or down payment upon the same, not less than 10% of the purchase price, in which case such amount shall be so

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deposited with the Clerk of this Court as above provided and the balance of the purchase price shall be paid to said Clerk by said purchaser(s) upon confirmation thereof; if the Plaintiff be the successful bidder at such sale, the said sheriff may take the receipt of the Plaintiff in lieu of said cash payment; the sheriff, upon compliance of the purchaser(s) with the terms of such sale as required by law shall make and execute to said purchaser(s) a deed to the premises so sold, as hereinafter described, stating the price paid therefore, and shall forthwith deliver such deed to the Clerk of this Court to be held until the confirmation of said sale; upon confirmation thereof, the Clerk shall deliver said deed to said purchaser(s), upon compliance by purchaser(s) with the terms of such sales and payment by the purchaser(s) of any balance of the sale price to be paid; the Clerk shall thereupon pay to the Plaintiff or its attorney from the proceeds of such sale such sums as adjudged due herein, together with interest as provided herein from October 20, 2004 until the date of payment, or so much thereof as the money is derived from said sale of said premises will pay the same, and take receipts thereof; the surplus money, if any, shall be subject to the further order of the Court.

5. If the proceeds of such sale be insufficient to pay the amounts of foresaid, said sheriff shall specify the amount of said deficiency in his report of sale; Plaintiff may there upon apply for judgment for such deficiency against Defendants Patricia Pochtaruk and John Sacharewycz.

6. Upon confirmation of sale of said mortgage premises, the said purchaser(s), or his or their heirs, representatives and/or assigns, be lead into

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possession of the premises sold, upon production of the sheriff's deed thereto or authenticated copy thereof; each and every party to this action who may be in possession of said premises, and every other person who since the filing of the notice of the pendency of this action has come into possession of the same or any part thereof under them or any of them shall deliver to such grantee or grantees named in such deed, possession of the mortgage premises, and a writ of assistance shall issue if necessary to secure such possession.

7. The Defendants and each of them, their heirs, successors and assigns, and all persons claiming under them after the filing of the notice of the pendency of this action, be forever barred and foreclosed of all right, title, interest and equity of redemption in said mortgaged premises, except the right to redeem the same before sale as provided by law.

8. The Plaintiff may pay any taxes on said mortgage premises, and/or insurance premiums accruing against the premises now due or which shall hereafter become due before the sale hereof, and have a lien on said premises for the amounts there paid, with interest thereon the date of payment at the rate provided in the subject Mortgage, and that in the event any such payment is made, the Plaintiff may obtain an order at the foot of this Judgment directing that the amounts so paid, with interest, be likewise paid when from the proceeds of the sale, or redemption of said mortgaged premises.

9. Plaintiff may in addition obtain an Order at the foot of this Judgment awarding collection costs, including attorneys fees and disbursements, incurred

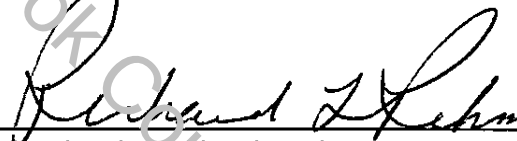
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subsequent to August 2004, and directing as such additional amounts be likewise paid from the proceeds of the sale, or redemption of the said mortgaged premises.

10. The Defendants and all persons claiming under them be and they are hereby enjoined from committing waste upon said mortgaged premises and from doing any other act that may impair the value of the same, unless meanwhile said premises shall have been duly redeemed as provided by law.

Dated this 20th day of October, 2004.

BY THE COURT:


Richard Rehm, Circuit Judge

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SUMMARY OF JUDGMENT

Principal:	\$830,435.02
Interest through Oct. 20, 2004	73,647.13
Late Fee	371.32
Collection Costs (prior to proceeding)	7,331.99
Attorneys Fees & Disbursements (relating to this proceeding)	<u>\$6,559.28</u>

Total	\$918,344.74*
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*Exclusive of collection costs, including attorneys fees and disbursements, subsequent to August 2004.

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