

# UNOFFICIAL COPY

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## UNITED STATES MARSHAL'S DEED

THIS INDENTURE, made this 7th day of June, 1979,  
between John J. Adams, United States Marshal for the Northern District of  
Illinois, party of the first part, and the Secretary of Housing and Urban  
Development, Washington, D. C., for and on behalf of the United States of  
America, party of the second part,  
WITNESSETH.

WHEREAS, in pursuance of a decree entered on July 21, 1978, by the United  
States District Court for the Northern District of Illinois, in a certain  
cause pending therein, wherein the United States of America was the plaintiff  
and Exchange National Bank of Chicago, a National Banking Association, as  
Trustee Under Trust Agreement Dated June 2, 1962, Known as Trust No. 14454,  
and "Unknown Owners" and Marvin A. Jones, were defendants, Civil No. 78 C 281,  
the said Marshal duly advertised according to law the premises hereinafter  
described for sale at public auction to the highest and best bidder for cash  
at the hour of 2:00 P.M. in the afternoon on December 15, 1978, at the Richard  
J. Daley Center, in the City of Chicago, County of Cook, State of Illinois.

AND WHEREAS, at the time and place aforesaid appointed for said sale,  
the United States Marshal attended to make the same, and offered and exposed  
said premises for sale at public auction to the highest and best bidder for cash,  
and thereupon the Secretary of Housing and Urban Development, Washington, D. C.,  
offered and bid therefor the sum of Seventy-Four Thousand (\$74,000.00) Dollars,  
this sum being the highest and best bid offered, said Marshal accordingly  
struck off and sold to the Secretary of Housing and Urban Development, Washington,  
D. C., for the said sum of money, the said premises, and thereupon did sign,  
seal and deliver the usual Marshal's Certificate of Sale to the Secretary of  
Housing and Urban Development, Washington, D. C., for and on behalf of the  
United States of America.

AND WHEREAS, there is no period of redemption provided by law in said  
sale of the premises hereinafter described, the purchaser, the Secretary of  
Housing and Urban Development, Washington, D. C., is entitled to a deed to  
said premises.

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NOW, THEREFORE, in consideration of the premises, the said party of the first part doth hereby convey unto the said Secretary of Housing and Urban Development, Washington, D. C., for and on behalf of the United States of America, party of the second part, said Secretary's successors and assigns, the said premises which are situated in the County of Cook, State of Illinois:

Lots 14, 15, 16, and 17 in Block 10 in Dauphin Park, a subdivision of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  lying West of Illinois Central Railroad right of way in Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the same with all appurtenances thereunto belonging to the said party of the second part, said party's successors and assigns, forever.

WITNESS the hand and seal of the said party of the first part, the day and year first above written.

  
JOHN J. ADAMS  
UNITED STATES MARSHAL FOR THE  
NORTHERN DISTRICT OF ILLINOIS

TPWalsh:eh  
353-8875

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STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF COOK      )

Adrian F. Sereda, Notary Public in and for the said County, in the State aforesaid, do hereby certify that JOHN J. ADAMS, United States Marshal for the Northern District of Illinois, Eastern Division, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act as such United States Marshal, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 7<sup>th</sup> day of JUNE



*[Handwritten Signature]*

NOTARY PUBLIC

My Commission Expires August 7, 1981

This instrument was prepared by:

Thomas F. Walsh  
Assistant United States Attorney  
219 South Dearborn Street  
Chicago, Illinois 60604

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Grantee's Address: Department of Housing and Urban Development  
Office of the General Counsel  
Washington, D. C. 20410

Send subsequent tax bills to : The owner is an officer of the United States of America; consequently, the property conveyed by this instrument is not subject to real estate taxes.

Exempt under Provisions of Paragraph b, Section 4, Real Estate Transfer Tax Act.

DATE

BUYER, SELLER OR REPRESENTATIVE



UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES OF AMERICA )  
 )  
 Plaintiff, )

- vs - )

EXCHANGE NATIONAL BANK OF )  
CHICAGO, a national banking )  
association, etc., et al., )  
 )  
 Defendants. )

No. 78 C 281

A true copy-Attest  
H. Stuart Cunningham, Clerk  
By *Shirley New*  
Deputy Clerk  
U. S. District Court, Northern  
District of Illinois  
Date: 10 MAY 1979

DECREE OF FORECLOSURE

This cause having been heard by the court upon the record herein,  
the court finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit;
2. That all the material allegations of the complaint are true and proven;
3. That, by virtue of the Mortgage and Mortgage Note secured as alleged in the verified complaint, there is due to the plaintiff, and it has a valid and subsisting lien upon the hereinafter described property as follows:

- |     |   |             |
|-----|---|-------------|
| (A) | a. Unpaid principal balance as of June 30, 1978             | \$71,295.06 |
|     | b. Unpaid accrued interest at 6% per annum to June 30, 1978 | 6,773.20    |
|     | c. Unpaid accrued service charges to June 30, 1978          | 294.98      |

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Clerk's Office

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d. Net advances for taxes	1,953.98
e. Interest on net advances for taxes to June 30, 1978 at 6% per annum	45.93
f. Net advances for foreclosure costs	120.00
g. Interest at 6% per annum on net advances for foreclosure costs	9.15
	<hr/>
Total	\$80,492.30
Credit net reserve for replacements	<u>1,300.00</u>
Total	\$81,792.30

(B) That, although the plaintiff, United States of America, is exempt from payment of court costs, Marshal's fees and United States Attorney's fees, this exemption does not extend to the defendants nor to their assigns nor to any purchaser or purchasers (other than plaintiff) at any sale held under any decree entered in this cause, and the court costs, Marshal's fees and United States Attorney's fees should be computed and made a part of this decree as constructive costs to be collected in the event of any sale to any purchaser or purchasers (other than plaintiff). The constructive costs to the defendants of this decree are as follows:

U.S. District Court Clerk's filing fee	\$15.00
U.S. Marshal's fee for service of summons	9.24
U.S. Attorney's fee	<u>20.00</u>
Total	\$44.24

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That, in case of sale, there shall be added to the aforementioned constructive costs the costs, fees and commission of the United States Marshal;

4. That the rights and interests of all the other parties to this cause, in and to the property hereinafter described, are inferior to the liens of the plaintiff mentioned in paragraph 3 of this decree;

5. That the Mortgage described in the complaint and hereby foreclosed was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 21, 1974 as Document No. 22758992, and the property herein referred to and directed to be sold is that situated in Cook County, Illinois, described as follows:

Lots 14, 15, 16 and 17 in Block 10 in Dauphin Park, a subdivision of the North 3/4 of the West 1/2 lying West of Illinois Central Railroad right of way in Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

A. That, unless within three days from the date of the entry of this decree there shall be paid to the plaintiff the respective sums, with interest thereon and for the uses and benefits mentioned in paragraph 3(a) and 3(b) of this decree, the real estate hereinabove described, together with all improvements thereon and appurtenances belonging thereto, or so much thereof as may be necessary to pay the

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amounts found due, and which may be sold separately without material injury to the parties in interest, be sold at public vendue to the highest and best bidder for cash by John J. Adams, the United States Marshal for the Northern District of Illinois.

B. That said Marshal give public notice of the time, place and terms of such sale by publishing the same at least once in each week for four (4) successive weeks in a secular newspaper of general circulation published in Cook County, Illinois, the first publication to be not less than four (4) weeks before the date of said sale; that he may adjourn the sale so advertised by giving public notice by proclamation, and by publishing in the same manner as hereinabove provided for the giving of the first notice; that plaintiff or any of the parties to this cause may become the purchaser or purchasers at such sale; that, upon such sale being made, said Marshal execute and deliver to the purchaser or purchasers a Certificate or Certificates of Sale and record a duplicate thereof, as required by law.

C. That said Marshal, upon making such sale, shall with all commercial speed report the same to the Court for its approval and confirmation, and he shall likewise report the distribution of the proceeds of sale and his acts and doing in connection therewith; that, out of the proceeds of such sale, he shall make distribution in the following order of priority:

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- (a) for his disbursements and expenses necessarily incurred in connection with such sale;
- (b) to the plaintiff or his attorney of record, the amount mentioned in paragraph 3(a) of this decree, plus additional interest to date of sale; and
- (c) for his commission and the constructive costs taxed by the Clerk of this Court.

D. That the Marshal take receipts from the respective parties to whom he may have made payments as aforesaid, and file same with his report of sale and distribution in this Court; that if, after payment of all the foregoing items, there shall still be a remainder he hold the surplus subject to the further order of this Court, and if there be insufficient funds to pay in full the amounts found due herein, he specify the amount of deficiency in his report of sale.

E. That defendant, Exchange National Bank of Chicago, as Trustee under Trust No. 14454, was personally served on February 6, 1978; and that defendant, Marvin A. Jones, through his attorney, filed his appearance on April 18, 1978.

F. That, if this Court shall approve the Marshal's report, the Marshal or his successor, upon production of said Certificate of Sale by the legal holder thereof, shall forthwith execute and deliver to him a good and sufficient Deed of conveyance of said premises; and that thereupon the grantee or grantees in such Deed, or his or their

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legal representative or representatives or assigns, be let into possession of said premises; and that any of the parties to this cause who shall be in possession of said premises, or any portion thereof, or any persons who may have come into such possession under them, or any of them, since the commencement of this suit, shall, upon production of said Deed of conveyance, surrender possession of said premises to said grantee or grantees, his or her representatives or assigns, and in default of so doing a Writ of Assistance shall issue.

The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto for the purpose of enforcing this decree, and for the purpose of appointing or continuing a Receiver herein.

ENTER:

*Bernard M. Hirsch*

UNITED STATES DISTRICT JUDGE

2495619

DATED:

JUL 21 1978

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UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES OF AMERICA, )  
 )  
 ) Plaintiff. )  
 )  
 vs. )  
 )  
 ) EXCHANGE NATIONAL BANK OF CHICAGO, )  
 ) A NATIONAL BANKING ASSOCIATION, AS )  
 ) TRUSTEE UNDER TRUST AGREEMENT DATED )  
 ) JUNE 2, 1962, KNOWN AS TRUST NO. )  
 ) 14454, AND "UNKNOWN OWNERS" AND )  
 ) MARVIN A. JONES, )  
 )  
 ) Defendants. )

NO. 78 C 281

A true copy-Attest  
H. Stuart Cunningham, Clerk  
By *Stuart Cunningham*  
Deputy Clerk  
U. S. District Court, Northern  
District of Illinois  
Date: 10 MAY 1979

UNITED STATES MARSHAL'S REPORT  
OF SALE AND DISTRIBUTION

I, JOHN J. ADAMS, United States Marshal for the Northern District of Illinois, pursuant to the decree of foreclosure entered in this matter on July 21, 1978, do hereby report that I advertised the sale of the premises described in the decree of foreclosure, for cash, to the highest and best bidder, at the following time and place:

1. Time : 2:00 o'clock in the afternoon
2. Date : December 15, 1978
3. Place: Richard J. Daley Center, Chicago, Illinois;

by giving public notice of the time, place and terms of such sale by previously publishing the same for four (4) successive weeks in the Chicago Daily Law Bulletin, a secular paper of general circulation, published daily in the City of Chicago, Cook County, Illinois, and regularly published for more than six (6) months prior to the first publication of this notice, the first publication of the notice being made more than four (4) weeks prior to the date of sale,

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a certificate of which publication is attached hereto and marked "EXHIBIT A."

At the time and place so designated, I offered the premises for sale to the highest and best bidder for cash, first offering the same in less than the whole, and afterwards in its entirety, to determine the highest and best bid.

THEREUPON, the plaintiff herein offered and bid therefor the sum of Seventy-Four Thousand and no/100 (\$74,000.00) Dollars.

The plaintiff's bid being the highest and best bid offered therefor, I, accordingly, struck off and sold to the plaintiff for the sum of Seventy-Four Thousand and no/100 (\$74,000.00) Dollars, the premises which are legally described as follows:

Lots 14, 15, 16, and 17 in Block 10 in Dauphin Park, a subdivision of the North 3/4 of the West 1/2 lying West of Illinois Central Railroad right of way in Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The amount realized from the sale of the premises was in the aggregate sum of Seventy-Four Thousand and no/100 (\$74,000.00) Dollars.

I credited the above mentioned sum, as follows:

A. TO PLAINTIFF.

Amount due Plaintiff under Decree:	\$79,192.30
8% interest from date of Decree to date of sale (146 days at 17.3572 per day):	2,534.15

B. TO UNITED STATES MARSHAL.

For publication charge for sale:	65.00
Total -	\$81,791.45
Proceeds of sale:	74,000.00
Deficiency:	\$ 7,791.45

I have executed and delivered to plaintiff and purchaser herein the Certificate of Sale directed to be executed in the Decree, after having caused

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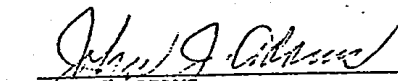
the said Certificate to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as required by law.

In addition thereto, I report the following constructive costs:

U.S. District Court Clerk's Filing Fee	-	\$ 15.00
U.S. Attorney's Fee	-	20.00
U.S. Marshal's:		
Fee for service of Complaint and Summons	-	9.24
Fee for holding sale	-	3.00
Commission	-	<u>1,125.00</u>
		\$1,172.24

which were not advanced by the plaintiff herein and are unpaid; and such costs must be paid in the event of a redemption, or, if otherwise collected from the defendants.

ALL OF WHICH IS RESPECTFULLY SUBMITTED this 23 day of April, 1979

  
JOHN J. ADAMS  
United States Marshal  
Northern District of Illinois



CERTIFICATE OF PUBLICATION  
299861

CASE NO. 78C281

USA VS EXCHANGE NATIONAL BANK

LAW BULLETIN PUBLISHING CO.

does hereby certify that it is the publisher of the

CHICAGO  
DAILY LAW BULLETIN

That said CHICAGO DAILY LAW BULLETIN is a secular newspaper, and has been published DAILY in the City of Chicago, County of Cook and State of Illinois, continuously for more than one year prior to the first publication of the notice appended, and is of general circulation throughout said County and State, and that it is a newspaper as defined in "an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959 — Ill. Revised Statutes, Chap. 100, Paragraphs 1 & 5.

That the notice appended was published in the said CHICAGO DAILY LAW BULLETIN on:

NOVEMBER 17, 24, DECEMBER 01, 08, 1978

IN WITNESS WHEREOF, the undersigned has caused this certificate to be signed and its corporate seal affixed at Chicago, Illinois, this  
8TH DAY OF DECEMBER 1978

LAW BULLETIN PUBLISHING CO.

By Suzanne "EXHIBIT A"

UNITED STATES MARSHAL'S SALE  
State of Illinois, County of Cook,  
ss. — In the United States District  
Court, for the Northern District of  
Illinois, at Chicago, Illinois, vs. The  
States of American, Plaintiff, and the  
Chicago National Bank of Chicago as  
Trustee under Trust Agreement  
dated June 2, 1962, known as Trust  
Agreement No. 1, Defendant.  
In Marvin A. Juchacz, Defendant,  
Case No. 78 C 281, NOTICE IS HEREBY  
GIVEN that in pursuance of a  
Decree made and entered by said  
Court on December 1, 1978, at the  
Chicago National Bank of Chicago,  
on July 21, 1978, I, John J. Adams,  
United States Marshal for the North-  
ern District of Illinois, will, at the  
Chicago National Bank of Chicago,  
Room 705, in the City of Chicago,  
County of Cook, and State of Illi-  
nois, sell, to the highest and best  
bidder, all the premises and real  
estate in said Decree mentioned,  
situated in the County of Cook, and  
as shall be more fully set forth in  
Decree, to-wit: Lots 15, 16, and  
17 in Block 10 in Township 34 N.,  
Range 10 E., East of the North  
Subdivision of the North Branch  
Central Railroad, in Cook County,  
Section 2, Township 34 North, Range  
14, East of the Third Principal Mer-  
idian, in Cook County, Illinois.  
JOHN J. ADAMS, Principal Marshal,  
Northern District of Illinois, Ad-  
vised by: Middle Branch, Cook County  
Marshal, Nov-17-24-78



UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

vs.

EXCHANGE NATIONAL BANK OF CHICAGO,  
A NATIONAL BANKING ASSOCIATION, AS  
TRUSTEE UNDER TRUST AGREEMENT DATED  
JUNE 2, 1962, KNOWN AS TRUST NO.  
14454, AND "UNKNOWN OWNERS" AND  
MARVIN A. JONES,

Defendants.

NO. 78 C 281

A true copy-Attest  
Stuart Cunningham, Clerk  
By *Shelby Skel*  
Deputy Clerk  
U. S. District Court, Northern  
District of Illinois  
Date: 10 MAY 1979

ORDER APPROVING UNITED STATES MARSHAL'S  
REPORT OF SALE AND DISTRIBUTION

This cause coming on to be heard on the motion of THOMAS P. SULLIVAN,  
United States Attorney for the Northern District of Illinois, for the approval  
of a report of sale and distribution filed herein by John J. Adams, United  
States Marshal for the Northern District of Illinois; and the Court having  
examined the report and being fully advised in the premises;

FINDS, that the United States Marshal has in every respect proceeded  
in due form of law and in accordance with the terms of the decree, and that  
the sale was fairly and properly made, and that the proceeds derived therefrom  
properly distributed;

IT IS THEREFORE HEREBY ORDERED, ADJUDGED AND DECREED that the sale and  
distribution of the proceeds thereof, and the report of sale and distribution  
be, and the same are hereby approved and confirmed;

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the United States Marshal for this District forthwith execute and deliver to the purchaser a deed to the premises in question.

WITNESSETH:

JUDGE LEIGHTON  
JUDGE

DATED at Chicago, Illinois,  
this \_\_\_\_\_ day of May, 1979.

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CLERK



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*Sidney R. Chan*

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

1979 JUN 11 PM 3 38

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Property of Cook County Clerk's Office

CHARGE

CHARGE

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WILLIAM

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CHARGE

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END OF RECORDED DOCUMENT