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PLACITA JUDGMENT

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(10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

86548766

PLEAS, before the Honorable HAROLD SIEGAN
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court of said
Court, at the Court House in said County, and State, on SEPTEMBER 19th,
in the year of our Lord, one thousand nine hundred and 86 and of the Independence
of the United States of America, the two hundredth and ELEVENTH

PRESENT: - The Honorable HAROLD SIEGAN
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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HEARINGS
DEPT. OF REVENUE

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

NOV 12 1986

FEDERAL NATIONAL MORTGAGE ASSOCIATION,)
)
 Plaintiff,)
)
 v.)
)
 M. WILLIAM MATOBA, JUDITH E. MATOBA,)
 UNITED STATES OF AMERICA, STATE OF)
 ILLINOIS, MARTIN P. BELOW, UNKNOWN)
 OWNERS and NON-RECORD CLAIMANTS,)
)
 Defendants.)

SALES AND EXCISE TAX LEGAL
HEARINGS
DEPT. OF REVENUE

No. 86 CH 3549

MORTGAGE FORECLOSURE

JUDGMENT FOR FORECLOSURE AND SALE

This cause coming to be heard upon the motion of plaintiff, Federal National Mortgage Association, for entry of a judgment of foreclosure and sale; defendants, M. William Matoba, Judith E. Matoba, Martin P. Below, Unknown Owners and Non-Record Claimants, having been adjudged in default, an order of default entered as to them; summary judgment having been entered against defendant, United States of America; and the Court being fully advised in the premises,

THE COURT FINDS:

1. The Court has jurisdiction over the parties and the subject matter of the entitled action.
2. The allegations of the complaint filed in the entitled action are true, and the equities of the entitled action lie with the plaintiff.
3. As a result of the default on the note, there is due and owing to the plaintiff the following amount:

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OUTSTANDING BALANCE ON NOTE

Principal	\$23,351.39
Interest from 12/15/83 up to and including 9/5/86	11,764.61
32 Late Charges at \$19.67 each	629.44
Payoff First Mortgage	40,664.63
Interest on First Mortgage Payoff 2/14/86 to 9/5/86	4,204.60
Real Estate Taxes Paid	5,440.59
Interest on Real Estate Taxes 3/19/86 to 9/5/86	471.54
Record Data - Title Search	50.00
Blanket Insurance - 4/86 to 9/86	<u>402.48</u>
Total Due	\$86,979.28

COSTS OF PROCEEDINGS

Filing Fee - Complaint	81.00
Filing Fee - Lis Pendens and Assignment	24.25
Publication	187.94
Minutes of Foreclosure	200.00
Service of Process	58.72
Estimate of Cost of Redemption	5.00
Long distance telephone	12.88
Reproduction costs	24.00
Attorneys' Fees and Expenses - Burditt, Bowles & Radzius, Ltd.	<u>2,000.00</u>
TOTAL COST OF PROCEEDING	\$ 2,593.79

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RECAPITULATION

TOTAL OUTSTANDING BALANCE ON NOTE	\$86,979.28
TOTAL COST OF PROCEEDING	<u>2,593.79</u>
TOTAL DUE	\$89,573.07

4. That the right, title, interest, claim and lien of all Defendants are subject to, subordinate to, and inferior to the superior, paramount and prior lien of the Plaintiff.

5. That the Defendants, M. William Matoba and Judith E. Matoba, as owners of the mortgaged property, and Plaintiff, Federal National Mortgage Association, as owner of the mortgage indebtedness, have filed with the Clerk of the Court a written consent to the entry of a judgment of foreclosure without a right of redemption, as provided in Section 12-127 of the Illinois Code of Civil Procedure.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there is due and owing to the Plaintiff by virtue of the outstanding balance on the note the sum of \$86,979.28 and that there is due and owing by virtue of the costs incurred in the foreclosure of its lien the sum of \$2,593.79, for a total indebtedness due and owing Plaintiff of \$89,573.07 which is a first, prior and paramount lien superior to the rights of all Defendants.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that unless there shall be paid the sums due Plaintiff within three days hereof, then, because a judicial sale is required to foreclose the interest of the United States of America, the Sheriff of Cook County, Illinois, shall sell at public sale, for cash, to the highest bidder the following described real estate:

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THE SOUTH 1/2 OF LOTS 79 AND 80 IN LONE TREE SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF THE NORTH 940.93 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(c/k/a 480 Banyan Drive, Northbrook, IL)

Permanent Index #04-05-311-021-0000

(all) *D*

together with all improvements and appurtenances belonging to the above-described property or so much thereof as may be necessary to pay the amounts found due plaintiff.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Sheriff shall give notice of the time, place and terms of the sale by publishing same at least once in each week for three successive weeks in a secular newspaper of general circulation, published in Cook County, Illinois; that the first publication of such notice shall be not less than twenty (20) days from the date of the sale; that the Sheriff, in his discretion, may adjourn the sale from time to time by giving public notice by proclamation and without further publication of notice of sale; that the plaintiff may become the purchaser at the sale; that if the plaintiff is the successful bidder, the amount due the plaintiff plus all of its costs, advances and fees herein shall be taken as credit upon such bid; that upon completion of the sale, the Sheriff shall execute and deliver to the purchaser or purchasers a certificate or certificates of sale, as required by law, and shall cause a duplicate of each certificate to be recorded or filed in the proper office, as required by law.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that out of the proceeds of the sale, the Sheriff shall retain his fees, disbursements and commissions and pay the balance to the plaintiff; that if the balance is not sufficient to pay the amount due and owing to the plaintiff, the Sheriff shall apply the balance to the extent that it may satisfy plaintiff's indebtedness and that the Sheriff shall specify the amount of any deficiency due and owing plaintiff in his report of sale and distribution; that if the balance remaining shall be more than sufficient to pay the amount due and owing plaintiff, the Sheriff shall retain such excess and await the further order of the Court; and that the Sheriff shall take receipts from the parties to whom he may have made payments and file the receipts with his Report of Sale and Distribution.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that in the event there is a deficiency specified in the Sheriff's report of sale and distribution, the deficiency shall be in rem only and that defendants, M. William Matoba and Judith E. Matoba, shall have no further personal liability on the Note.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this adjudication is made pursuant to the provisions of 11 U.S.C. ch. 110, section 12-127; but, as the United States of America has a revenue lien against the premises, if the premises are not redeemed within 120 days from the date of sale, then the defendants in default and all persons claiming under them or since the commencement of this suit, shall be forever barred and foreclosed of and from any and all rights of redemption, title, interest, claims or lien in and to the premises or any part thereof.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the expiration of the redemption period and upon the production to the Sheriff, or his successor in office, of the certificate or certificates of sale by the legal holder thereof, the Sheriff shall execute and deliver a good and sufficient deed of conveyance of the premises to the legal holder of the certificate or certificates of sale; that thereupon the grantee or grantees of such deed or his or her legal representatives or assigns shall be let into possession of the premises; and that any of the parties to this action who shall be in possession of the premises or any portion thereof, or any person who may have come into possession under them, or any of them, since the commencement of this action shall, upon the production of the Sheriff's deed of conveyance, surrender possession of the premises to the grantee or grantees, his or her representatives or assigns and upon any default of so doing, an order of assistance shall issue.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Plaintiff be permitted to withdraw all original documents and substitute copies in lieu thereof.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Court shall retain jurisdiction over this action for the purpose

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of entertaining such other and further orders, judgments and decrees as equity may require.

ENTER: _____, 1986
Nunc Pro Tunc September 5, 1986

JUDGE

Thomas P. Conley
Burditt, Bowles & Radzius, Ltd./#70324
333 West Wacker Drive
Chicago, IL 60606-1218
(312) 781-6633

Form J-10a
Rev. 2/86

ENTERED CLERK OF THE CIRCUIT COURT MORGAN M. FINLEY SEP 19 1986 JUDGE HAROLD SIEGAN DEPUTY CLERK
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11/12/86

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STATE OF ILLINOIS,
COUNTY OF COOK

ss.

I, MORGAN M. FINLEY, Clerk of the Circuit Court of Cook County, in and for the State of Illinois, and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect and complete **COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:**

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in a certain cause lately pending in said Court, between

FEDERAL NATIONAL MORTGAGE ASSOCIATION plaintiff/petitioner

and M. WILLIAM MATOBA, etal. defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 12th,

day of NOVEMBER 19 86

Morgan M. Finley Clerk

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Gina Soraya
333 W. Wacker Dr
Chgo Ill. 60606
suite 1500

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COOK COUNTY RECORDER

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