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PLACITA JUDGMENT

(10-84) CCDCH-6

UNITED STATES OF AMERICA

88-126865

STATE OF ILLINOIS,  
COUNTY OF COOK      ss.

ROGER J. KILEY, JR.

PLEASE, before the Honorable .....  
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 16,  
in the year of our Lord, one thousand nine hundred and ..... 88 ..... and of the Independence  
of the United States of America, the two hundredth and ..... thirteenth

ROGER J. KILEY, JR.

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

RICHARD M. DALEY, State's Attorney  
JAMES E. O'GRADY,  
~~RICHARD J. ELKOD~~, Sheriff

Attest MORGAN M. FINLEY, Clerk.

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Our file No: 20200-1  
Loan No: 506494-4

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

CENTRAL FEDERAL SAVINGS,  
formerly known as CENTRAL  
FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF CHICAGO

Plaintiff

v.

No. 88 CH 3331

JOY L. DUCPAK; JAMES L. SLOAN;  
JOHN MARYLAND, Contract  
Purchaser Doc. No.  
86630095; CITY OF CHICAGO, per  
Case No. 87 M1 405882; SEAN  
BROWN, Tenant;  
UNKNOWN OWNERS AND NONRECORD  
CLAIMANTS

Defendants

## JUDGMENT OF FORECLOSURE BY CONSENT

This day comes the Plaintiff, CENTRAL FEDERAL SAVINGS, formerly known as CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, authorized to do business in the State of Illinois, by its attorneys, GOMBERG AND SHARFMAN, LTD.:

And it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the above Defendants and that the affidavits required to make each unknown party Defendants to this action were duly filed, and Unknown Owners and Nonrecord Claimants have been duly and regularly made party Defendants to this action in a manner provided by law;

That the persons designated as Unknown Owners included other persons who are interested in this action and who have or claim

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some right, title, interest or lien in, to or upon the real estate, or some part thereof in this Complaint described as tenants in possession who are interested in this action and who have or claim some right, title interest or lien in, to or upon the real estate, or some part thereof in this Complaint; that the name of each of such other persons interested in this action is unknown to the Plaintiff and upon diligent inquiry cannot be ascertained, and all such persons are, therefore, made party Defendants to this action by the name and description of Unknown Owners.

And the Court, having examined the files and records in this cause and having heard the evidence and being fully advised in the premises, finds that each of the Defendants in this cause have been duly and properly brought before the Court, either through service of summons or publication, all in the manner provided by law; that due and proper notice has been given to each of the Defendants during the progress of this cause as required by law, and that this Court now has jurisdiction over all of the parties to this cause and the subject matter hereto;

And it further appearing to the Court that Plaintiff sent all parties, including those in default, copies of their Motion for Consent Foreclosure and copies of Joy L. Dvorak's Consent Foreclosure Stipulation, and that no parties have objected to this Motion.

And it further appearing to the Court that all of the Defendants failed to plead to Plaintiff's Complaint within the time required by law, and therein made default.

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And an Order of Default having been entered against those Defendants who failed to plead to Plaintiff's Complaint within the time allowed by law;

And this cause coming on now to be heard upon the Complaint herein, and upon all other pleadings and upon all the files and matters of record herein;

And it further appearing to the Court that due notice of the presentation of this Judgment of Foreclosure by Consent has been given to all parties entitled thereto, and the Court being fully advised in the premises, does find from the files, records and competent evidence herein as follows:

1. That all the material allegations of the Complaint are true and proven, and that by virtue of the mortgage and the evidence of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and it has a valid and subsisting lien on the property described hereafter for the following amounts:

Principal Balance and accrued interest as of 7/31/88	\$56,008.18
Per Diem interest at 26.06 to September 16, 1988 (47 days)	\$ 1,224.82
Costs of Suit	\$ 788.03
Attorneys' Fees	\$ 1,500.00
	-----
SUB-TOTAL	\$59,621.03
Second Installment of 1987 real estate taxes	\$ 2,632.28
	-----
TOTAL	\$62,253.31

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2. That in said mortgage it is provided that the attorneys for the Plaintiff are entitled to reasonable attorneys' fees, that the sum of \$1,600.00 has been included in the above indebtedness as and for said attorneys' fees as provided in said mortgage; that said sum is the usual customary and reasonable charge made by attorneys in like cases; and that said sum is hereby allowed to the Plaintiff.

3. That under the provisions of said mortgage the costs of this foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses are hereby allowed to the Plaintiff.

4. That the mortgage described in the Complaint being foreclosed appears of record October 6, 1983 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 26810204, and the property herein referred to and directed to be sold is described as follows:

Lot 12 in Frank Nowak's Subdivision of Block 26 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof, and also except that part of said Lot 12 conveyed to the City of Chicago by Quit Claim Deed dated July 2, 1929 and recorded July 30, 1929 as Document 10441928), in Cook County, Illinois.

Commonly known as: 3630 N. Ashland Ave., Chicago, IL 60613

P.I.N.: 14-19-232-031, Vol. 482

5. That the rights and interest of all the other parties this cause in and to the property hereinbefore described are inferior

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to the lien of the Plaintiff heretofore mentioned.

6. That the mortgage sought to be foreclosed herein is governed by the provisions of Section 15-1402 of Chapter 110, of the Illinois Revised Statutes. Pursuant to this Section Plaintiff waives its rights to a personal judgment for any deficiency and agrees to be forever barred from obtaining such a deficiency judgment against the mortgagor or any other persons liable for the indebtedness.

IT IS HEREBY ORDERED AND ADJUDGED that the Court gained jurisdiction over all party defendants to the Foreclosure as required by law.

IT IS FURTHER ORDERED AND ADJUDGED that absolute title to the mortgaged real estate shall immediately vest in Central Federal Savings, free and clear of all claims, liens and interest of the mortgagor, including all rights of reinstatement and redemption, and of all rights of all other person made parties in the foreclosure whose interests are subordinate to that of Central Federal Savings and all nonrecord claimants given notice in accordance with Section 15-1502(c)(2) of the Illinois Revised Statutes.

IT IS FURTHER ORDERED that Central Federal Savings is forever barred from seeking a personal deficiency judgment against the mortgagor or any other person liable for the indebtedness or other obligation secured by this mortgage.

IT IS FURTHER ORDERED that Central Federal Savings is granted immediate possession of the mortgaged real estate, and that any of

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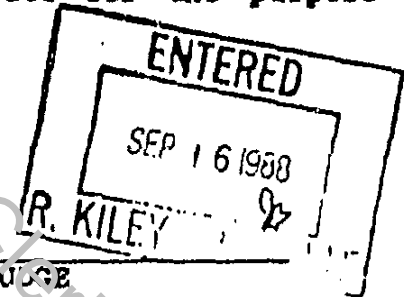
the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall upon the production of this Judgment of Foreclosure by Consent surrender possession of said premises to said grantee or grantees, his or her representatives or assigns and in default of so doing an Order of Assistance shall issue.

IT IS FURTHER ORDERED AND ADJUDGED that the attorneys for the Plaintiff may withdraw from the files of this cause all original exhibits offered in evidence by them.

The Court hereby retains jurisdiction of the subject matter of this cause and all the parties hereto for the purpose of enforcing this Judgment.



ENTER:



JUDGE

GOMBERG AND SHARFMAN, LTD.  
Attorneys for the Plaintiff  
175 West Jackson Blvd., Suite 2140  
Chicago, IL 60604  
312/922-6194  
Attorneys' Number 90334

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COOK COUNTY CLERK  
111 N. LAUREL ST.  
CHICAGO, ILL. 60602  
TEL: 312-603-1000



11/15/2011 10:00 AM

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STATE OF ILLINOIS, ss.  
COUNTY OF COOK

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

CENTRAL FEDERAL SVGS., ETC. plaintiff/petitioner

and JOY L. DVORAK, ET AL defendant/respondent.

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

the seal of said Court, in said County, this 19th

day of September, 1988

Morgan M. Finley Clerk

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5/7/88 17:55:55  
COOK COUNTY RECORDER

Invoice 61