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PLACITA JUDGMENT

(10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK ss.

83026302

PLEAS, before the Honorable SOPHIA H. HALL
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court of said
December 30,
Court, at the Court House in said County, and State, on
88
in the year of our Lord, one thousand nine hundred and and of the Independence
thirteenth
of the United States of America, the two hundredth and

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

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

AURELIA PUCINSKI

Attest [REDACTED]

NEW REAL ESTATE SALES

Today's Date 1/17/89 Sale Date 3/28/89 Sheriff Sale 890117

Property Address:

UNIT 202, 10723 5TH AVENUE

Street

COUNTRYSIDE, ILL

City

Attorney R/P # 622

Case No: Yes No

BY RICHTER & JAROS

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

FAMILY FEDERAL SAVINGS AND LOAN,
ASSOCIATION OF CICERO, an Illinois
corporation

Plaintiff,

vs.

FIRST NATIONAL BANK OF HINSDALE as
Trustee u/t/a dated September 29,
1981 and known as Trust L-485; et al.)

Defendants.

NO. 86 CH 8612

JUDGMENT OF FORECLOSURE AND SALE

This cause coming on to be heard upon the Motion for Summary Judgment and the Complaint to Foreclose Mortgage filed by FAMILY FEDERAL SAVINGS OF ILLINOIS, a corporation of the United States of America, Plaintiff; and upon the Answer of FIRST NATIONAL BANK & TRUST COMPANY (FIRST NATIONAL BANK OF CHICAGO), the EDGEWOOD VALLEY CONDOMINIUM "C" ASSOCIATION, and the UNITED STATES OF AMERICA. The Defendants, FIRST NATIONAL BANK OF HINSDALE as Trustee u/t/a dated September 29, 1981 and known as Trust L-485; TERRENCE M. CAVANAUGH and DIANE M. CAVANAUGH; EDGEWOOD VALLEY BUILDING C CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation; UNKNOWN MEMBERS as of 12/1/76 of EDGEWOOD VALLEY COMMUNITY ASSOCIATION, a dissolved Illinois not-for-profit corporation; EDGEWOOD VALLEY CONDOMINIUM COMMUNITY ASSOCIATION, INC., an Illinois not-for-profit corporation; CHICAGO TITLE AND TRUST COMPANY, as Trustee under Trust Deed identified as 685-057 and recorded as Document 26487180; DONALD

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P. LASICA, COSIMO F. AIELLO and ARTHUR J. STEINKE, payees and holders of indebtedness under Chicago Title & Trust Co. Trust Deed identified as 685-057; and UNKNOWN OWNERS, having been served with process and having failed to file pleadings herein, and the Plaintiff having presented its Affidavit pursuant to Section 15-201 of the Illinois Code of Civil Procedure which has been examined by this Court;

And the Court being fully advised in the premises, DOES FIND that each of the Defendants in this cause has been duly and properly brought before this 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 case as required by law; that this Court now has jurisdiction over all the parties to this cause in the subject matter hereof;

And this cause coming on now to be heard upon the Complaint herein, the Plaintiff's Motion for Summary Judgment as to certain Defendants, and upon all other pleadings and upon all matters of record herein;

And it further appearing to the Court that due notice of the presentation of this decree has been given to all parties entitled to, and the court being fully advised in the premises, DOES FURTHER FIND from the records and evidence herein, as follows:

1. That there are no material issues of fact before this Court, and that the Plaintiff, FAMILY FEDERAL SAVINGS AND LOAN

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ASSOCIATION OF CICERO is granted Summary Judgment in its favor and against the Defendants, FIRST NATIONAL BANK OF HINSDALE, EDGEWOOD VALLEY BUILDING C CONDOMINIUM ASSOCIATION and THE UNITED STATES OF AMERICA on all issues raised in the Plaintiff's Complaint of Foreclosure, and is further granted Summary Judgment in its favor and against the counter-plaintiff, EDGEWOOD VALLEY BUILDING C CONDOMINIUM ASSOCIATION, as to all issues raised in said counterclaim.

2. 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:

(a) For its own use and benefit, for the following costs and expenses:

- To the Clerk of the Circuit Court for filing Complaint:	\$ 81.00
- To Sheriff for service of summons:	130.68
- Filing Certificate of Lis Pendens:	25.25
- Publication:	324.82
- Plaintiff's attorneys' fees:	1,950.00
- Appraisal Fees:	375.00
- Chicago Title & Trust Co.:	525.50
Subtotal: Fees and Expenses under subparagraph (a):	\$ 3,412.25

(b) For the use and benefit of Plaintiff as the owner and holder of the mortgage indebtedness aforesaid:

- Principal amount due Plaintiff on note secured by the mortgage foreclosed herein as of the date of the filing of the Complaint:	30,000.00
- Interest and late charges accrued and unpaid from and including 5/31/84 to 9/2/86 as alleged in the Complaint:	8,855.84

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- Interest and late charges accruing from Sept. 2, 1986 to Dec. 16, 1988:	14,374.49
- Real estate taxes advanced from Feb. 28, 1985 to Dec. 16, 1988:	1,996.74
Total due Plaintiff under subparagraph (b):	55,227.07
Total due under subparagraphs (a) and (b):	\$58,639.32

3. That in said mortgage it is provided that the attorneys for Plaintiffs are entitled to reasonable attorneys' fees; that the sum of \$1,950.00 has been included in the above indebtedness as in aforesaid attorneys' fees as provided in said mortgage note; that said sum is a usual and customarily reasonable charge made by attorneys in like cases; and that said sum is hereby allowed to the Plaintiff.

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

5. That the mortgage described in the Complaint hereby foreclosed appears of record in the Office of Recorder of Deeds of Cook County, Illinois as Document No. 26081485, and the property herein described to and directed to be sold is herein attached as Exhibit A.

6. That the rights, liens, and interests of all parties to this cause in and to the property hereinbefore described, are inferior to the lien of Plaintiff's mortgage heretofore mentioned.

7. That the mortgage sought to be foreclosed herein was executed after July 1, 1957; and that the lien of said mortgage

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is governed by the provisions of Section 12-128 of Chapter 110 of the Illinois Revised Statutes.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

(A) That unless within seven (7) days from the entry of this decree, there shall be paid to the Plaintiffs the sum of the principal of this decree, with interest thereon at the lawful rate, together with all costs taxed herein, the real estate hereinabove described, together with all improvements thereon and appurtenances belonging thereto or so much thereof as may be sold separately without material injury to the parties in interest, shall be sold at public venue, to the highest and best bidder for cash by the Sheriff of Cook County, Illinois, in Room 702 of the Richard J. Daley Center, in the City of Chicago, County of Cook and State of Illinois.

(B) That said Sheriff shall give public notice of the time, place and terms of said sale by publishing the same at least once each week for three successive weeks in a secular newspaper of general circulation published in the County of Cook and State of Illinois; the first publication to be not less than twenty (20) days before the date of said sale; that said Sheriff, in his discretion, for good cause shown, may adjourn said sale from time to time by appearing and notifying all parties present of the date and time of such continuance without further publication; that the Plaintiff or any of the parties may bid at each sale; that upon such sale being made and upon confirmation thereof, said Sheriff shall execute and deliver to the purchaser or

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purchasers a certificate or certificates of sale and shall record a duplicate thereof as required by law.

(C) That said Sheriff, upon making such sale, shall, with all convenient 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 doings in connection therewith; that out of the proceeds of such sale, he shall make distribution in the following order of priority:

(i) For his fees, disbursements and commissions on such sale;

(ii) To the Plaintiff or its attorneys, the amounts mentioned in Paragraph 1(a) of this decree together with all costs taxed herein;

(iii) To the Plaintiff or its attorneys, the amounts mentioned in Paragraph 1(b) above, together with interest from the date hereof at the rate of nine percent (9%) per annum.

(D) That the Sheriff take receipts from the respective parties to whom he may have made payments as aforesaid and file the same with his report of sale and distribution in this Court; that, if after the payments of all the foregoing items there shall be a remainder, he hold the surplus subject to the further order of this Court and that 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 if the premises so sold shall not have been redeemed within six (6) months from the date of such sale, then the Defendants and all persons claiming under them, or any of them since the commencement of this suit, be forever barred,

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foreclosed of and from all rights and equity of redemption or claim or, in and to said premises and any part thereof, and in case said premises shall not be redeemed as aforesaid, then upon production to the Sheriff or his successor of said certificate or certificates of sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient deed of conveyance of said premises; and then thereupon the grantee or grantees in such deed, or his or her legal representative 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 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 said Sheriff's 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.

(F) That the attorneys for Plaintiff may withdraw from the files of this cause all original exhibits offered in evidence by them.

(G) 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 expressly finds that there is no just reason for delaying the enforcement of this decree or

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any appeal therefrom.

That the First National Bank of Chicago has received secondary lien on the subject property and the same is superior to the lien of the First National Bank of Chicago's lien.

RICHTER & JAROS
2000 Spring Road
Suite 110
Oak Brook, IL 60521
(312) 570-0525

JUDGE

ENTERED	
JUL 30 1968	6
	2
SOPHIA H. HALL	

Property of Cook County Clerk's Office

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County

and State of Illinois, to-wit:

PARCEL 1

UNIT NO. 202 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 2 IN MIDLANDS FARMS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LING SOUTH OF FIFTH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 2 AND THE WEST LINE OF THE EAST 175.0 FEET THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 175.0 FEET AFORESAID, A DISTANCE OF 49.63 FEET TO A POINT; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 142.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 153.0 FEET TO A POINT; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 62.0 FEET TO A POINT; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 153.0 FEET TO A POINT; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE 82.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44263, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22347933; TOGETHER WITH AN UNDIVIDED 2.14 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) PARCEL 2;

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 22347933, IN COOK COUNTY, ILLINOIS

Commonly known as

UNIT 202

10723 5TH AVENUE

COUNTRYSIDE, ILL

Exhibit A

18-29-202-031-1009

25091465

89026302

Recorder's Office

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DEPT-91

\$21.50

T#1111 IRON 0568 01/17/89 15-54-00

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JF Mail

STATE OF ILLINOIS,
COUNTY OF COOK ss.
AURELIA PUCINSKI

..... 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:**

.....
.....
.....
.....
.....

in a certain cause lately pending in said Court, between

..... FAMILY FEDERAL S&L ASSOC, OF CICERO, ETC. plaintiff/petitioner

and FIRST NATIONAL BK OF HINSDALE, ETC., ET AL defendant/respondent

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

..... 17th
the seal of said Court, in said County, this
..... January, 89
day of 19.....

Aurelia Pucinski Clerk

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THOMAS C. DUDGEON
RICHTER & JAROS
SUITE 510
2000 SPRING ROAD
OAK BROOK ILLINOIS 60521



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