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CERTIFIED COPY (Rev. 6-1-85)

United States District Court Northern District of Illinois Eastern Division

I, H. Stuart Cunningham, Clerk of the United States District Court for the Northern District of Illinois, do hereby attest and certify that the annexed document is a full, true, and correct copy of the original(s) on file in my office and in my legal custody.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the aforesaid Court at Chicago, Illinois on 12-1-9.

H. STUART CUNNINGHAM

CLERK

By:

Deputy Clerk

PAID
12-1-9

39.00
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Name of Assigned Judge or Magistrate Judge	MORAN	Sitting Judge if Other Than Assigned Judge	
Case Number	91 C 1455	Date	JULY 18, 1991
Case Title	GMAC MORTGAGE CORPORATION OF IOWA VS. CATHERINE MARIE PANOZZO AND DENNIS KEITH AND CAROL MOSELEY BRAUN, REGISTRAR OF TITLES		

[In the following box (a) indicate the party filing the motion, e.g., plaintiff, defendant, 3rd-party plaintiff, and (b) state briefly the nature of the motion being presented.]

MOTION:

PLAINTIFF MOTION FOR JUDGMENT OF FORECLOSURE	Sent for Microfilming JUL 19 1991
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DOCKET ENTRY:

(1)	<input checked="" type="checkbox"/>	Filed motion of (use listing in "MOTION" box above)	FILED JUL 19 1991
(2)	<input type="checkbox"/>	Brief in support of motion due _____	
(3)	<input type="checkbox"/>	Answer brief to motion due _____ Reply to answer brief due _____	
(4)	<input type="checkbox"/>	Ruling on _____ set for _____ at _____ Hearing _____	
(5)	<input type="checkbox"/>	Status hearing <input type="checkbox"/> held <input type="checkbox"/> continued to <input type="checkbox"/> set for <input type="checkbox"/> re-set for _____ at _____	
(6)	<input type="checkbox"/>	Pretrial conf. <input type="checkbox"/> held <input type="checkbox"/> continued to <input type="checkbox"/> set for <input type="checkbox"/> re-set for _____ at _____	
(7)	<input type="checkbox"/>	Trial <input type="checkbox"/> Set for <input type="checkbox"/> re-set for _____ at _____	
(8)	<input type="checkbox"/>	<input type="checkbox"/> Bench Trial <input type="checkbox"/> Jury Trial <input type="checkbox"/> Hearing held and continued to _____ at _____	
(9)	<input type="checkbox"/>	This case is dismissed <input type="checkbox"/> without <input type="checkbox"/> with prejudice and without costs <input type="checkbox"/> by agreement <input type="checkbox"/> pursuant to <input type="checkbox"/> FRCP 4(j) (failure to serve) <input type="checkbox"/> General Rule 21 (want of prosecution) <input type="checkbox"/> FRCP 41(a)(1) <input type="checkbox"/> FRCP 41(a)(2)	
(10)	<input checked="" type="checkbox"/>	[Other docket entry] Enter Judgment of Foreclosure. Enter Default Order. Enter Order Appointing Special Commissioner. Enter Order Respecting Summary Judgment. Status hearing set for July 18, 1991 at 9:45 a.m. is stricken.	9208481
(11)	<input checked="" type="checkbox"/>	[For further detail see <input type="checkbox"/> order on the reverse of <input checked="" type="checkbox"/> order attached to the original minute order form.]	

<input checked="" type="checkbox"/> No notices required, advised in open court. <input checked="" type="checkbox"/> No notices required. <input type="checkbox"/> Notices mailed by judge's staff. <input type="checkbox"/> Notified counsel by telephone. <input type="checkbox"/> Docketing to mail notices. <input type="checkbox"/> Mail AO 450 form <input type="checkbox"/> Copy to judge/magistrate Judge. _____ courtroom deputy's Initials	Date/time received in central Clerk's Office	number of notices date docketed JUL 19 1991 docketing dpty. initials SS date mailed notice mailing dpty. initials	Document # 22
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Fisher And Fisher
File No. 22428

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

GMAC Mortgage Corporation of)
Iowa)
Plaintiff)
vs.) No. 91 C 1455
Catherine Marie Panozzo and) Judge Moran
Dennis Keith, Carol Moseley)
Braun, Registrar of Titles)
Defendant)

DOCKETED
MUL 19 1991

JUDGMENT OF FORECLOSURE

This cause coming on to be heard on Plaintiff's Motion for Judgment, the Court FINDS;

1. That it has jurisdiction of the parties hereto and the subject matter hereof and that service of process in each instance was properly made.

2. That the date when the last of the owners of the equity of redemption were served with summons or by publication was April 8, 1991.

3. That the redemption period in this case shall expire on November 9, 1991, unless shortened by further order of this Court.

4. That by virtue of the mortgage and the note secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid and subsisting lien for said amount upon the hereinafter described property the following:

Unpaid Principal:	\$59,677.21	92084481
Accrued interest on unpaid principal to July 18, 1991:	8,771.28	
Advances by Plaintiff:	1,904.58	
Costs of Suit:	918.00	
Plaintiff's Attorneys' fees:	900.00	
TOTAL JUDGMENT INDEBTEDNESS	\$72,171.17	

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5. The mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of COOK County, Illinois as Document No. 3456153, and the subject property is legally described as follows:

Lots 16 and 17 (EXCEPT THE SOUTH 15 FEET THEREOF) in Block 1 in D. Leonard's Subdivision of Part of the Southeast 1/4 of Section 3, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

c/k/a 14425 Sanderson, Dolton, IL 60419
Tax ID # 29-03-419-019 and 29-03-419-063

6. The names of defendants personally liable for the deficiency, if any are: Catherine Marie Panozzo and Dennis Keith.

7. The rights and interest of all the other parties to this cause to the property hereinafter described, are inferior and subordinate to the lien of the Plaintiff, are described as follows: None.

8. The Plaintiff has been compelled to retain legal counsel and to advance, various sums of money in payment of costs, fees, expenses and disbursements for taxes, assessments and insurance in connection with this foreclosure, which under the terms of the mortgage are made a lien upon the mortgaged real estate and which the plaintiff is entitled to recover together with interest on all advances at the rate of interest provided in the mortgage, from the date on which such advances are made.

9. The allegations in Plaintiff's complaint are true, and the equities in the cause are with Plaintiff, and Plaintiff is entitled to the relief prayed for in the complaint including foreclosure of said mortgage upon the real estate described therein in the amount of the Total Judgment Indebtedness as found above, together with interest thereon at the statutory rate after the entry of this judgment and with additional advances, expenses, and court costs as may be paid out by Plaintiff thereafter.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. REDEMPTION: The Defendants are ordered to pay to the Plaintiff the Total Judgment Indebtedness found due above before the expiration of the redemption period, together with additional attorneys' fees, costs, advances, and expenses incurred thereafter with interest. In default of such payment, upon expiration of the redemption period, the mortgaged real estate shall be sold to satisfy the amount due to the Plaintiff together with the interest, advances, and expenses incurred after judgment at the statutory judgment rate from the date of the judgment.

In the event that an owner of redemption redeems from this Judgment, the Court retains jurisdiction for the purpose of determining attorneys' fees, including the original fees covered by this Judgment.

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2. THE SALE shall be by public auction with open verbal bid conducted by a Special Commissioner to be appointed by this court. Exceptions to which title shall be subject at the sale shall include unpaid general real estate taxes and, special assessments upon the real estate and easements and restrictions of record, as well as any liens of records prior in right and interest to the lien herein foreclosed.

3. PUBLICATION FOR SALE A Notice Of Sale specifying the time, date and location of the sale and identifying and describing the real estate to be sold shall be published at least four consecutive calendar weeks, once in each week. The first such notice is to be published no more than 45 days prior to the sale, the last such notice to be published not less than 7 days prior to the sale, pursuant to law. If the sale is to be continued to a later date less than 60 days after the last scheduled sale, notice of any adjourned sale shall be given verbally at the originally scheduled sale time and place.

4. REPORT OF SALE The person conducting the sale shall file a Report Of Sale with the Clerk of this Court specifying the amount of proceeds of sale realized and the disposition thereof. Out of the proceeds of the sale, the person conducting the sale shall retain his fees and costs. Out of the remainder of such proceeds, the person conducting the sale shall pay to the Plaintiff the amount of this Judgment found to be due with interest on said sum, at the rate of Nine (9%) percent per annum from the date of this Judgment to the date of sale plus advances by Plaintiff for the publication for Sale, taxes, maintenance, late charges, and other necessary items, plus interest thereon from the date of said expenditure to the date of sale.

In the event any party to this foreclosure is the successful bidder at the sale, such party may offset against the purchase price to be paid for such real estate the amounts due such party under this Judgment of Foreclosure plus amounts advanced for costs and expenses with interest thereon. In the event of a 3rd party bidder, the successful bidder shall pay to the person conducting the sale, no less than 10% down in certified funds, and the balance within 24 hours of the date of the sale. If the remainder of the proceeds shall not be sufficient to pay the above described amounts the person conducting the sale shall then specify the amount of the deficiency in his Report of Sale. If such remainder shall be more than sufficient to pay such amounts, the person conducting the sale shall hold the surplus subject to the further order of this Court.

5. CERTIFICATE OF SALE: After the sale, the person conducting the sale shall give a Certificate of Sale to the purchaser. The certificate shall be freely assignable by endorsement thereon. Upon confirmation of the sale by Order of this Court, the person who conducted the sale shall execute a deed to the holder of the Certificate of Sale sufficient to convey title. Such conveyance shall be an entire bar of all claims of parties to the foreclosure and all claims of non record claimants given notice of the foreclosure as provided by statute.

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6. POSSESSION The Mortgagor shall have possession of said real estate until the sale is confirmed unless an order of Court to the contrary is entered. Upon confirmation of the sale by Order of this Court, the purchaser or his assigns, shall have a right to possession of the premises conveyed and any of the parties in this cause who are in possession of said premises, and any persons who, since the commencement of this suit, have come into possession shall surrender possession thereof to such purchaser or be subject to immediate eviction pursuant to Order of this Court.

7. The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto for the purpose of enforcing this Judgment, and for appointing a Receiver during the redemption period if necessary.

ENTERED:

James B. Moran
Judge

Dated: 7/18/91

FISHER AND FISHER
Attorneys At Law PC
30 North LaSalle Street
Chicago, IL 60603
312-372-4784

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Fisher And Fisher
File # 22428

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

GMAC Mortgage Corporation of)
Iowa)
Plaintiff)
VS.)
Catherine Marie Panozzo and)
Dennis Keith, Carol Moseley)
Braun, Registrar of Titles)
Defendant)
)
)
)

NO. 91 C 1455
Judge Moran

BOOKETED
JUL 19 1991

DEFAULT ORDER

THIS CAUSE COMING ON TO BE HEARD ON motion of plaintiff for entry of an Order finding certain Defendants in default;

IT IS ORDERED the following defendants are in default:

Catherine Marie Panozzo and Dennis Keith.

ENTER:

James B. Moran JUL 18 1991
JUDGE

FISHER AND FISHER
ATTORNEYS AT LAW, PC
33 N. LASALLE, SUITE 2720
CHICAGO, IL 60602
TELEPHONE: 312-372-4784
ATTY #3309

Property of Cook County Clerk's Office

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Fisher And Fisher
File # 22428

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

GMAC Mortgage Corporation of)	
Iowa)	
Plaintiff)	
VS.)	
Catherine Marie Panozzo and)	NO. 91 C 1455
Dennis Keith, Carol Moseley)	Judge Moran
Braun, Registrar of Titles)	
Defendant)	
)	
)	

BOOKETED
JUL 19 1991

ORDER APPOINTING SPECIAL COMMISSIONER

IT IS ORDERED THAT Frank Cohen is hereby appointed Special Commissioner of this Court for the purpose of the sale at public vendue of the property that is the subject matter of this action.

ENTERED: James B. Moran JUL 18 1991
JUDGE

FISHER AND FISHER
Attorneys at Law PC
30 N. LaSalle St.
Chicago, IL 60602
(312)-372-4784

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Fisher And Fisher
File # 22428

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

GMAC Mortgage Corporation of)	
Iowa)	
Plaintiff)	
VS.)	
Catherine Marie Panozzo and)	NO. 91 C 1455
Dennis Keith, Carol Moseley)	Judge Moran
Braun, Registrar of Titles)	
Defendant)	
)	
)	

DOCKET
JUL 19 1991

O R D E R

This cause coming on to be heard on motion of plaintiff, GMAC Mortgage Corporation of Iowa, for summary judgment, as to Carol Moseley Braun, Registrar of Titles of Cook County, the Court being fully advised;

IT IS HEREBY ORDERED that this Court finds there is no genuine issue of any material fact as to Mortgagee's claim as to Defendant, Carol Moseley Braun, Registrar of Titles of Cook County, and Mortgagee is therefore entitled to a judgment as a matter of law against Defendant (see Fed.R.Civ.P.56), that judgment is included in the Judgment for Foreclosure being entered contemporaneously with this order.

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IT IS FURTHER ORDERED that the Defendant, Carol Moseley Braun, Registrar of Titles of Cook County, is hereby directed to register and record all necessary documents pertaining to this lawsuit.

DATE:

7/18/91

ENTER:


JUDGE

FISHER AND FISHER
Attorneys At Law, P.C.
30 North LaSalle Street
Chicago, IL 60602
312-372-4784
Atty ID 3309

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