

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

] ss.

PLEAS, before the Honorable R. CURRY
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the
Court, at the Court House in said County, and state, on APRIL 30th
in the year of our Lord, one thousand nine hundred and 92 and of the
Independence of the United States of America, the two hundredth and SIXTEEN

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

JACK O'MALLEY
[REDACTED], State's Attorney
MICHAEL F. SHEAHAN
[REDACTED] JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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DEPT-01 RECORDING \$35.50
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COOK COUNTY RECORDER

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STATE OF ILLINOIS,
COUNTY OF COOK

] ss.

I, 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:

92C05146

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.....
.....

In a certain cause lately pending in said Court, between
..... plaintiff/petitioner
and defendant/respondent.

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

the seal of said Court, in said County, this

day of, 19

..... Clerk

MAIL TO:

LEVIN & STEIN
111 BANKS ST. SUITE 2221
CHICAGO, ILLINOIS 60611

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DIAMOND MORTGAGE CORPORATION OF ILLINOIS,)
an Illinois corporation,)

Plaintiff,)

vs.)

No. 91 CH 9566

HENRY HALL, EUNICE HALL, UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS,)

Defendants.)

JUDGMENT OF CONSENT FORECLOSURE

This cause coming on to be heard on the oral motion of plaintiff Diamond Mortgage Corporation of Illinois for entry of consent judgment pursuant to Section 15-1402(a) of the Illinois Mortgage Foreclosure Law, and the court being fully advised in the premises, the court makes the following findings:

A. The following information pertains to the mortgage and real property which are the subject of the complaint to foreclose which is adjudicated by this order:

- (a) Nature of instrument: Mortgage
- (b) Date of mortgage: February 10, 1986.
- (c) Name of mortgagor: HENRY HALL.
- (d) Name of mortgagee: DIAMOND MORTGAGE CORPORATION OF ILLINOIS.
- (e) Date and place of recording: Recorder of Deeds in Cook County, on February 14, 1986.
- (f) Identification of recording: Document No. 86065581.
- (g) Interest subject to the mortgage: Fee simple.
- (h) Amount of original indebtedness including subsequent advances made under the mortgage: \$ 25,500.00.
- (i) Description:

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LOT 9 AND THE NORTH HALF OF LOT 10 IN BLOCK 5 IN PARMLY'S NORMAL PARK ADDITION BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

Common address: 7221 South Emerald, Chicago, Illinois 60620;

Permanent Index Number: 20-28-109-008;

(j) Defaults consist of payments which have become due under the secured note which are in default and in arrears in the total amount of all payments due since September 1, 1990. The per diem interest rate on the loan is \$9.80.

(k) The total amount now due is:

Unpaid balance of principal as of April 8, 1992	\$ 22,762.32
Interest accrued to April 8, 1992	6,036.80
Late charges accrued to April 8, 1992	277.97
Insurance in excess of escrow	105.00
Attorney fees	2,000.00
Title expenses	250.00
Clerk of the Circuit Court	171.00
Sheriff of Cook County	38.96
Special Process Server	30.00
Recorder of Deeds	13.29
Publication	236.80
Publish sale (estimated)	450.00
Appraisal Report	85.00
Sheriff commission	608.00
Taxes & insurance during redemption (estimated)	60.00
Transfer stamps	247.50
Sheriff, clerk & recorder anticipated	39.50
TOTAL:	\$ 33,412.14

(l) The name of the present owners of said real estate are: HENRY HALL.

(m) The names of other persons who are joined as defendants and whose interest in or lien on the mortgaged real estate is sought to be terminated are: JUNE HALL, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

B. The following persons have been duly served with summons or have voluntarily entered their appearances herein: HENRY HALL (this person referred to hereafter as mortgagors), JUNE HALL, UNKNOWN OWNERS and NON-RECORD CLAIMANTS. All such persons have been defaulted by separate order entered by this court. Service of process was in conformity with the Illinois Code of Civil Procedure as to each defendant in this action.

C. This court has jurisdiction over all parties hereto and the subject matter presented herein.

D. Due and proper notice has been given to all parties not previously found in default for failure to appear, answer or otherwise plead of plaintiff's motion for entry of judgment of consent foreclosure, all such persons having previously been found in default by order dated April 8, 1992.

E. The capacity in which plaintiff brings this foreclosure is as the owner and legal holder of said note, mortgage and indebtedness.

F. Mortgagors have materially defaulted upon their obligations under the terms of the note which is secured by the mortgage which is the subject of these proceedings, as shown by separate affidavit filed April 8, 1992, which defaults have not been cured in whole or in part.

G. All of the facts alleged in the complaint are true, and all of the facts deemed alleged pursuant to Section 15-1504(c), (d), and (e) of the Illinois Mortgage Foreclosure Law are true.

H. Plaintiff has offered to waive any and all rights to a personal judgment for deficiency against all persons otherwise liable for the indebtedness and obligations secured by that certain mortgage described below:

I. That offer has been made in open court on hearing of plaintiff's motion for entry of judgment herein on April 8, 1992. No persons are entitled to notice thereof as all have previously been found to be in default. The record of proceedings conducted before this court in this cause on April 8, 1992 reflect good cause for waiver of any technical defects in the notice or stipulation procedure called for by the Illinois Mortgage Foreclosure Law in connection with entry of Judgment of Consent Foreclosure, and the court expressly finds that no parties have been or can be prejudiced by the failure of the court to require strict compliance with said procedures;

J. Henry Hall has expressly consented to entry of consent judgment of foreclosure by statement made in open court on the aforesaid date;

K. No party, by answer or by response to plaintiff's motion or the stipulation, has objected to entry of a consent judgment of foreclosure;

L. The court further finds:

1. The equities in the cause are with plaintiff, and plaintiff is entitled to the relief requested in the complaint

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including foreclosure of said mortgage upon the real estate described therein.

2. All defendants, lien, deed of trust or mortgage claimants defaulted are found and declared to have no interest in the real estate foreclosed, as they have offered no evidence of said interest.

3. Said real estate is free and clear of all liens and encumbrances except:

(a) General real estate taxes for the present year and thereafter and special assessments, if any;

(b) Said mortgage given to plaintiff;

4. Plaintiff's said mortgage is prior and superior to all other mortgages, claims of interests and liens upon said real estate except for real estate taxes and special assessments, if any.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that a consent judgment for foreclosure and sale is granted to plaintiff and against all defendants.

IT IS FURTHER ORDERED:

(1) The indebtedness secured by the mortgage is hereby satisfied, and plaintiff is barred from obtaining a deficiency judgment against mortgagors or any other persons liable for any of the indebtedness or obligations secured by the mortgage.

(2) Fee simple absolute title to the premises described as

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Common address: 7221 South Emerald, Chicago, Illinois 60620;

Permanent Index Number: 20-28-109-008;

together with all improvements thereupon is hereby vested indefeasibly and absolutely in DIAMOND MORTGAGE CORPORATION OF ILLINOIS, free of all claims, liens, and interest of mortgagors including all rights of reinstatement and redemption, and free of all rights, claims, liens and interests of all other persons made party to these proceedings, all of whose interests the court finds to be subordinate and inferior to the interest of Diamond Mortgage Corporation of Illinois, and free of all rights, claims, liens and interests of all unknown owners and nonrecord claimants whose

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interests the court finds to have been properly terminated by these proceedings.

(3) Plaintiff is entitled to possession of the property instanter, and the persons presently in possession of the property shall peaceably surrender possession thereof to plaintiff.

(4) The sheriff of Cook County is ordered to evict and remove all persons from the aforesaid premises instanter without further notice and to tender possession of said premises to Diamond Mortgage Corporation of Illinois. This court further retains jurisdiction to enforce this order by issuance of a writ of assistance to plaintiff or its assignee or successor in interest or by such other means as may be appropriate under the circumstances.

(5) Plaintiff is granted leave to withdraw original exhibits from the court record.

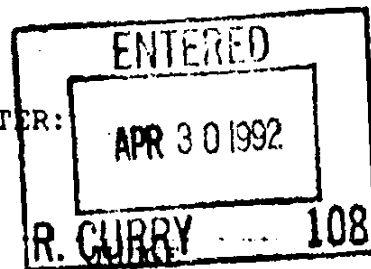
(6) There is no just reason to delay enforcement of or appeal from this final appealable judgment order.

Dated:

LETVIN & STEIN
541 N. FAIRBANKS COURT
SUITE 2121
CHICAGO, ILLINOIS 60611
312/527-2841
ATTORNEY NO. 20618



ENTER:



A handwritten signature.

Cook County Clerk's Office

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STATE OF ILLINOIS,
COUNTY OF COOK

] ss.

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and HENRY HALL, JUNE HALL defendant/respondent.

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day of May, 19 92
. Clerk

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one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the
Court, at the Court House in said County, and state, on
in the year of our Lord, one thousand nine hundred and and of the
Independence of the United States of America, the two hundredth and

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

CECIL PARTEE, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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