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

KOREA EXCHANGE BANK, Plaintiff, v. DEOK RHIN HWANG, JUNG SOOK HWANG, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee U/T/A dated April 24, 1987 and known as Trust No. 102327-00, STATE OF ILLINOIS DEPARTMENT OF REVENUE, ILLINOIS ATTORNEY GENERAL ROLAND BURRIS, UNIVERSAL FRUIT COMPANY, INC., GROSSINGER PROPERTIES, INC. A/K/A GROSSINGER MOTORCORP, INC., KH&C GROUP, INC., JESSE WHITE REGISTRAR OF TITLES AND TORRENS, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants.	94221464 No. 94 CH 365 94221464 DEPT-01 RECORDING $37.50 T#0003 TRAN 4984 03/10/94 13:05:00 #9012 # L.C. *-94-221464 COOK COUNTY RECORDER

JUDGMENT OF FORECLOSURE

This cause being heard on the Verified Complaint filed herein and on the motion of the plaintiff, pursuant to Section 2-1301(d) of the Illinois Code of Civil Procedure (735 ILCS 5/2-1301(d)) and Section 15-1506 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1506(a)) for Default and Judgment;

IT APPEARING TO THIS COURT THAT due notice has been served; that the defendants herein were duly served by summons and by publication or have otherwise submitted to the jurisdiction of this Court; that Orders of Default have been entered against said defendants; that the Universal Fruit Company, Inc., Grossinger Properties, Inc., a/k/a Grossinger Motorcorp, Inc., and Jesse White, Registrar of Titles and Torrens, no longer have an interest

37.50

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in the Properties (as hereinafter described); that Affidavits of Proof pursuant to Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1506(a)) have been filed, and this Court being otherwise fully advised, FINDS:

1. It has jurisdiction over the parties to, and the subject matter of, this suit.

2. All material allegations of the Verified Complaint herein are true and proven.

3. By virtue of the Notes, Mortgage and Trust Deeds alleged in the Complaint and as established by the Affidavits of Proof, there is due to the plaintiff, and it has a valid and subsisting lien upon the property hereinafter described as follows:

(a) For costs and expenses: 94221464

Filing fees	$ 220.00
Sheriff's fees	229.40
Recorders fees	110.00
Publication Costs	476.16
Title Insurance	2,000.00
Attorneys' fees	4,706.17
Appraisal fees	1,275.00
Insurance premiums	5,783.00
SUBTOTAL	$13,799.73

(b) For the use and benefit of the plaintiff, as owner and holder of the Notes, Mortgage and Trust Deeds aforesaid, but subject and subordinate to the lien for the payment of the items mentioned in subparagraph (a) of this paragraph:

Principal balance	$772,729.33
Accrued interest thereon through 1/7/94	121,335.39
Late Charges	124.42
Real Estate Taxes	68,771.78
SUBTOTAL	$962,960.92

(c) For such future advances made in order to protect the lien of the judgment and preserve the real estate, such as, but not limited to, property inspections, real estate taxes or assessments, property maintenance, and insurance premiums incurred by the plaintiff after the date this judgment is entered and prior to the sheriff's sale. Any such item expended shall become an additional indebtedness secured by the judgment lien and bear interest from date of advance at the legal rate.

(d) The total amount due is the sum of $976,760.65.

(e) This Court has reviewed the foregoing costs and attorneys' fees and finds they were necessarily incurred in connection with the prosecution of this suit, they are fair, reasonable and customary, and they are approved and allowed.

4. (a) The lien rights of the plaintiff and the right, title, interest, claim or lien of any and all parties in this foreclosure and all nonrecord claimants shall be terminated upon the confirmation of the judicial sale.

(b) The mortgage and trust deeds constitute valid liens upon the mortgaged real estate which are prior, paramount and superior to the rights and interests of all other parties and nonrecord claimants in and to the mortgaged real estate hereinafter described. Upon entry herein, the rights of the plaintiff shall be secured by a lien upon the mortgaged real estate, which lien shall have the same priority as the mortgage and trust deeds upon which the judgment relates. The rights and interests of all other

parties and nonrecord claims are subject, subordinate and inferior to the rights of the plaintiff herein.

5. The mortgage and trust deed described in Counts I and II of the Verified Complaint and hereby foreclosed appear of record in the office of the Registrar of Titles and Torrens of Cook County, Illinois as Document Nos. LR 366002 and LR 3842380, and the mortgaged real estate herein referred to and directed to be sold is described as follows:

> That part of Lot 5 in the resubdivision of Lots 45 and 50 in the subdivision of the Southwest ¼ of the Southeast ¼ of Section 12, Township 40 North, Range 13 east of the Third Principal Meridian, and of the West 163.5 feet of Lot 44 in the Town of Bowmanville, a subdivision in the East ½ of the Southeast ¼ of Section 12 aforesaid, beginning at a point 50 feet West of the Southeast Corner of said Lot 5; thence North Parallel with the West Line of said Lot 5, 125 feet; Thence West parallel with the South Line of said Lot 5, 69.85 feet thence South, 125 feet; thence East, 69.87 feet to the point of beginning, excepting therefrom that part falling in the East 50 feet of said Lot 5 in Cook County, Illinois.
>
> Commonly known as 2638 West Lawrence Avenue, Chicago IL 60625
>
> Permanent Real Estate Index Number 13-12-423-013

6. Deok Rhin Hwang and Jung Sook Hwang, the mortgagors were duly served with summons on January 22, 1994.

7. The trust deeds described in Counts III and IV of the Verified Complaint and hereby foreclosed appears of record int he office of the Recorder of Deeds of Cook County, Illinois as Document Nos. 87322999 and 87323887, and the mortgaged real estate herein referred to and directed to be sold is described as follows:

The South 125 feet of Lot 4, except the West 16 feet taken for opening north Talman Avenue in the resubdivision of Lots 45 and 50 in the subdivision of the Southwest ¼ of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, Range 13 East of the Third Principal Meridian, and of the West 163.5 feet of Lot 44 in the Town of Bowmanville, a subdivision of the East ½ and the North Quarter of the West ½ of the Southeast ¼ of Section 12 aforesaid, in Cook County, Illinois.

Commonly known as 2640 West Lawrence Avenue, Chicago IL 60625

Permanent Real Estate Index Number 13-12-424-009

8. American National Bank and Trust Company of Chicago, as Trustee U/T/A, dated April 24, 1987 and known as Trust No. 102327-00, the mortgagor, was duly served with summons on January 14, 1994.

9. The mortgaged real estate is not residential property as defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1219).

10. The period of redemption will expire on July 22, 1994.

IT IS THEREFORE ORDERED:

11. That unless, within time allowed by law, the defendant(s) pay to the plaintiff the amounts set forth in paragraph 3(a) through 3(c) of this judgment, with statutory interest thereon except for interest on attorneys' fees or, if the premises are not redeemed within the time allowed by law as prescribed by Sections 15-1603(b)(d)(e) and (f) of the Illinois Mortgage Foreclosure Law 735 ILCS 5/15-1603(b)(d)(e) and (f)), and after the expiration of any reinstatement period provided for by Section 15-

1602 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1602), the real estate described in paragraphs 5 and 7, with all improvements, fixtures, and appurtenances thereto, or so much of said real estate which may be divisible and sold separately without material injury to the parties in interest, shall be sold at public auction to the highest bidder for cash by the Cook County Sheriff, at a time and place to be selected by the Judge or Sheriff of this County, as is proper by local rule.

12. That the party conducting said sale or his designate is appointed to execute this judgment and shall, either himself or by designation of the plaintiff to do so, give public notice pursuant to Section 15-1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)), of the time, place, and terms of such sale by publishing same once in each week for three (3) consecutive calendar weeks (Sunday through Saturday), the first such notice to be published not more than forty five (45) days prior to the sale and the last such notice to be published not less than seven (7) days prior to the sale; that said notice shall be by an advertisement in a newspaper circulated to the general public in the County in which the real estate is located, in the section where legal notices are commonly placed and by a separate advertisement, which may be in the same newspaper, in the section where real estate, other than real estate being sold in a legal proceeding, is commonly advertised to the public. Provided, however, that where said newspaper does not have separate legal and real estate sections, a single advertisement shall be sufficient.

13. That said sale may be adjourned at the discretion of the party conducting it provided, however, that if the adjourned sale date is to occur less than sixty (60) days after the first scheduled sale date, notice need be given only by announcement, at the sale, by the party conducting the sale, of the date, time and place upon which the adjourned sale shall be held; for any adjourned sale that is to be conducted more than sixty (60) days after the first scheduled sale date was first to be held, notice shall be given in accordance with Section 15-1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)).

14. That plaintiff, or any of the parties herein, may become the purchaser at such sale; that if plaintiff is the successful bidder at said sale, the amount due the plaintiff, plus all costs, advances and fees hereunder, shall be taken as a credit on its bid.

15. That the party conducting said sale, upon and at the sale, shall immediately execute and deliver to the purchaser a Receipt of Sale and, upon payment in full of the amount bid, the party conducting the sale shall issue, in duplicate, and give to the purchaser a Certificate of Sale. Thereupon, with all convenient speed, said party shall file a report of sale and distribution with the Court for its approval and confirmation; that said party shall include in the report of sale a breakdown of the distribution of the sale proceeds and attach a copy of the Receipt of Sale; that out of the proceeds of sale, distribution shall be made in the following order of priority:

(a) To the party conducting the sale for his disbursements and commissions; if any;

(b) To the plaintiff or its attorneys, the amounts set forth in paragraph 3(a) plus any additional costs of sale; and

(c) To the plaintiff or its attorneys, the amounts set forth in paragraph 3(b) with statutory interest from the date hereof and 3(c) with statutory interest from the date of the respective payment.

16. That, if after payment of the above items there shall be a remainder, the party conducting the sale shall hold this surplus subject to the further order of this Court; that, if there are insufficient funds to pay in full the amounts found due herein, said party shall specify the amount of this deficiency in the report of sale and plaintiff shall be entitled to a judgment in personam for the amount of such deficiency against the Defendants, Deok Rhin Hwang, Jung Sook Hwang and American National Bank, as Trustee U/T/A dated April 24, 1987 and known as Trust No. 102327-00.

17. That, (i) upon confirmation of sale and (ii) upon payment of the purchase price and any other amounts required to be paid by the purchaser at sale, the party conducting said sale shall, upon the request of the holder of the certificate of sale, or the purchaser if no certificate of sale was issued, promptly execute and deliver to the holder or purchaser deeds sufficient to convey title; that the grantee in said deeds shall not convey title to a bona fide purchaser prior to the expiration of the period of appeal from the order confirming the sale; that said conveyance shall be an entire bar to all claims of the parties to the foreclosure and

all persons claiming thereunder and all claims of Unknown Owners and any Nonrecord Claimants.

18. That the parties hereto who shall be in possession of said premises, or any part thereof, or any person who may have come into such possession under them, or any of them, since the commencement of this suit, shall, as of the date 30 days after the confirmation of the sale, surrender possession of said premises to the purchaser, his representative or assigns; that the order confirming said sale shall so provide; that said order shall also provide that the Sheriff of this jurisdiction shall execute on said order and evict any remaining occupants without further notice or order of Court.

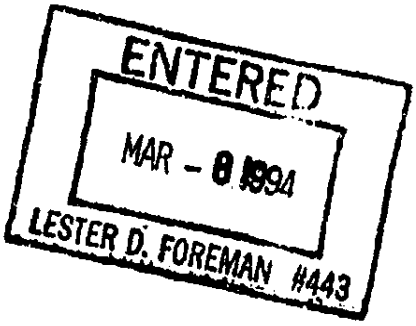
19. That the Court hereby retains authority during the entire pendency of the foreclosure and until disposition of all matters arising out of the foreclosure.

20. That the Court finds that there is no just cause for delay in the enforcement of, or appeal from, this judgment.

ENTER: _____

DATE: _____

William S. McDowell, Jr., Esq.
Nam Hung Paik, Esq.
Martin R. Castro, Esq.
Baker & McKenzie
130 East Randolph Drive
Suite 2800
Chicago, Illinois 60601
(312) 861-7601/3076/6632
Atty. No.: 90080



File Number 5768-857-2 94221465

STATE OF ILLINOIS
OFFICE OF THE SECRETARY OF STATE

Whereas, ARTICLES OF INCORPORATION OF
STEPHEN R. PAMON, INC.
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE BUSINESS CORPORATION ACT OF ILLINOIS, IN FORCE JULY 1, A.D. 1984.

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Now Therefore, I, George H. Ryan, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this* 22ND *day of* FEBRUARY *A.D. 19* 94 *and of the Independence of the United States the two hundred and* 18TH.

George H Ryan
SECRETARY OF STATE

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