

94356028

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

KOREA FIRST BANK,
Plaintiff

vs.

No. 92 CH 9684

BEOM SANG CHO; SUN JU CHO;
ALL UNKNOWN OWNERS and
NON RECORD CLAIMANTS,
Defendants

DEPT-01 RECORDING \$31.50
T#0000 TRAN 0193 04/21/94 14:01:00
#0300 # LF #-94-356028
COOK COUNTY RECORDER

JUDGMENT OF FORECLOSURE AND SALE

NOW COMES, the Plaintiff, KOREA FIRST BANK, by its Attorney, K. Y. SHIM,

And, it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the above-named Defendants and that the affidavits required to make such 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 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 thereto;

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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 thereon made default except JONG GAP KIM, d/b/a ERIC'S FURNITURES as Tenant;

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 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 mortgages 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 4/13/94 | \$559,184.77 |
| Costs of Foreclosure Suits | 909.42 |
| Attorney's Fees | 2,000.00 |
| TOTAL | \$562,094.19 |

2. That in said mortgage it is provided that the attorney for the Plaintiff is entitled to reasonable attorney's fees, that the sum of \$3,000.00 has been included in the above indebtedness as and for said attorney's fees as provided in said mortgage; that said sum if 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 mortgages 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.

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4. That the mortgages described in this Complaint being foreclosed appear of record December 27, 1991 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Numbers 91680669 and 91680671, and the property herein referred to and directed to be sold is described as follows:

Lots 10, 11, 12 and the East 0.60 feet of Lot 13 in Fry's Resubdivision of Lots 1 to 31 both inclusive, in Plummer and Davis Subdivision of Lots 57 and 62 in Shackford's Subdivision in the South West quarter of the South East quarter of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, together with vacated alley in said Plummer and Davis Subdivision, all in Cook County, Illinois.

Commonly known as 3750 W. Lawrence Avenue, Chicago, Illinois

Permanent Real Estate Index Number 13-12-421-020

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

6. That the mortgages sought to be foreclosed herein are governed by provisions of Section 5/15-1603 of Chapter 735 of the Illinois Compiled Statute.

IT IS HEREBY ORDERED AND AJUDGED that the Court gained jurisdiction over all party defendants to the Foreclosure as required by law, and that if the subject premises shall not have been redeemed on or before May 16, 1994 then the Defendants and all persons claiming under them or any of them since the commencement of this suit be forever barred, foreclosed of and from all rights and equity of redemption or claim of, in and to said premises or any part thereof.

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IT IS FURTHER ORDERED AND ADJUDGED that unless by May 16, 1994 there shall have been paid to the Plaintiff the sum of the principal balance and the accrued interest mentioned in paragraph 1 of this Judgment with interest thereon at the lawful rate, together with all costs taxed herein and all advances, the real estate hereinabove described, together with all improvements thereon and appurtenances belonging thereto, or so much thereof as may be necessary to pay the amounts found due and which 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, in the City of Chicago, Illinois.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff give public notice of the time, place and terms of said sale by publishing the same at least once in each week for three consecutive weeks in a secular newspaper of general circulation published in the County of Cook, State of Illinois; the first such publication to be not more than thirty five days before the date of said sale, the last such notice to be published not less than seven days prior to 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; that the Plaintiff or any of the parties to this cause may become the purchaser or purchasers at such sale; that upon such sale being made, said Sheriff shall execute and deliver to the purchaser or purchasers a certificate of sale and record a duplicate thereof as required by law.

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IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff of Cook County, upon making such sale, shall issue a certificate of sale to the successful bidder and record a duplicate thereof as required by law. Said Sheriff 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

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proceeds of such sale, he shall make distribution in the following of priority:

(a) To the Sheriff for his fees, disbursements and commissions on such sale; and

(b) To the Plaintiff, the sum of the principal balance and the accrued interest mentioned in paragraph 1 of this Judgment with interest thereon at the lawful rate, together with all costs and taxes herein.

IT IS FURTHER ORDERED AND ADJUDGED 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 payment 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 the deficiency in his Report of Sale; and further that said deficiency stand as a Judgment against the defendants.

IT IS FURTHER ORDERED AND ADJUDGED that upon confirmation of the sale and production to the Sheriff of the certificate 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 that upon the expiration of 30 days from said confirmation, the grantee or grantees in such deed or his or her legal representative or assigns be let in to 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 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 an Order of Assistance shall issue.

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

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

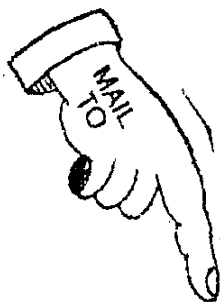
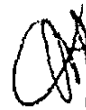
JUDGE EDWIN M. BERMAN

APR 13 1994

ENTER:

Circuit Court-153

JUDGE



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FAX 332-5040

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