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JUN 14 2001
CLERK OF COURT

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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:

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

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



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PLACITA JUDGMENT

(Rev. 9-22-93) CCCH- 6

UNITED STATES OF AMERICA

STATE OF ILLINOIS.]
COUNTY OF COOK] ss.

LESTER D. FOREMAN

PLEAS, before the Honorable
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch 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
LESTER D. FOREMAN
Judge of the Circuit Court of Cook County.

JACK O'MALLEY, State's Attorney

MICHAEL F. SHEEHAN, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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I.D. #70986

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

FIRST AMERICAN BANK, N.A.,)	Mortgage Foreclosure
)	
Plaintiff,)	
)	
v.)	No. 96 CH 7663
)	
ROCHIE SURLES, JANICE SURLES,)	
MADISON BANK, N.A., non-record)	
claimants, and unknown owners,)	
)	
Defendants.)	Judge Foreman.

JUDGMENT OF FORECLOSURE BY CONSENT

This cause being heard on the 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 Sections 15/1402 and 15-1506(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1506(a)) for Default and Judgment by Consent,

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 an Order of Default has been entered against defendants non-record claimants and unknown owners; the defendant Corus Bank, successor to Madison Bank, N.A. has filed an Appearance and an Answer which admits all material allegations of the Complaint except for the sums due under the Note; and the Defendant-Mortgagors, Rochie Surles and Janice Surles having filed a stipulation, pursuant to Code of Civil Procedure Section

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5/15-1402(a)(3), consenting to the entry of this judgment, and this Court being otherwise fully advised, FINDS:

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

2. The Defendant-Mortgagors, Rochie Surles and Janice Surles, have executed a stipulation, which stipulation has been presented to this Court simultaneously with this Judgment, and by which stipulation all material allegations of the complaint herein are true and proved. By said stipulation, Defendant Mortgagors Rochie Surles and Janice Surles have consented to the entry of this Judgment of Foreclosure. Plaintiff First American Bank has also executed said stipulation, which provides, in part, that Plaintiff has waived any and all rights to a personal deficiency claim or judgment against the Defendant-Mortgagors Rochie Surles and Janice Surles, who are the only persons liable under the Note and Mortgage.

3. By virtue of the Note and Mortgage alleged in the complaint and as established by the Stipulation filed herewith, 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:

Clerk	\$220.00
Sheriff	81.40
Recorder of Deeds	23.50
Publication for service-Law Bulletin	320.00
Chicago Title Insurance Company	300.00
Photocopies	
Attorneys' fees	<u>2,500.00</u>
	<u>\$3,444.90</u>

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

Principal balance due as of	\$63,611.62
Accrued interest thereon at 10.75% to 11/30/96	7,610.59
Advances for:	
Property Inspections	
Real Estate Taxes	
Hazard Insurance	
Accrued Late Charges	
	<u>\$71,222.21</u>

(c) The total amount due Plaintiff First American Bank as of November 30, 1996 is the sum of \$74,667.11.

(d) 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. Moreover, Defendants Rochie Surles and Janice Surles have consented to the above fees and costs.

4. (a) The mortgage owned by Plaintiff First American Bank constitutes a valid lien upon real estate which is prior, paramount and superior to the rights and interests of all other parties and non-record claimants in and to the property hereinafter described. Upon entry of this Judgment, the mortgage shall be deemed satisfied in full, and title to the real estate which is the subject matter of this action shall vest absolutely in Plaintiff, First American Bank, N.A., free and clear of all liens, claims and interest of the Defendants Rochie Surles and Janice Surles including rights of reinstatement and redemption, and the rights and interests of all other parties and non-record claimants whose interests are expressly found to be subordinate to Plaintiff.

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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. 95-562038, and the property herein referred to is described as follows:

Lot 1 in Block 2 in Subdivision of East 1/2 of East 1/2 of Southwest 1/4 of Southwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 5400 South Loomis Avenue, Chicago, IL 60636.

P.I.N. 20-08-319-018-0000.

6. Defendant Corus Bank, successor to Madison Bank, N.A., (owner of a junior mortgage on the subject property) has been given 30 days prior notice of the proposed entry of this judgment, and has filed no objection to the entry of this Judgment.

IT IS THEREFORE ORDERED that

(a) title to the above described real property hereby vests absolutely in the name of Plaintiff, First American Bank, N.A., free and clear of all claims, liens and interest of the Defendant-Mortgagors, Rochie Surles and Janice Surles, including all rights of reinstatement and redemption, and of all rights of all other persons made parties to this foreclosure action, including non-record claimants and unknown owners, whose interests are hereby declared to be subordinate to that of Plaintiff First American Bank, N.A.

(b) Plaintiff, First American Bank, N.A., having waived its rights to a personal judgment for deficiency against Defendants Rochie Surles and Janice Surles, is forever barred from obtaining such a deficiency judgment against Defendants Rochie Surles and Janice

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Suries, or any other person liable for the indebtedness or other obligations secured by the mortgage.

(c) The Court finds there to be no just cause or reason to delay the enforcement of or an appeal from this Judgment.

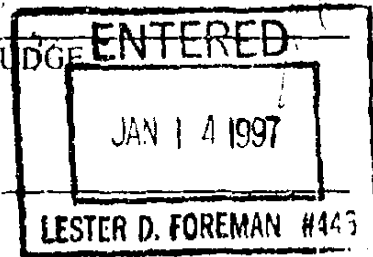
AGREED:

ROCHIE SURLES, Defendant

JANICE SURLES, Defendant

ENTER:

DATE:



Kenneth D. Bellah
Michael J. Danielewicz
MATTHIAS & BELLAH
Attorneys for Plaintiff
230 W. Monroe Street
Suite 2220
Chicago, IL 60606
(312) 977-0070
Atty. I.D. #70986

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