

# UNOFFICIAL COPY

Attorney No. 91024

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

MOUNTAIN STATES MORTGAGE CENTER, )  
a corporation, )



Plaintiff, )

No. 95 CH 01543

vs. )

EDDIE LONDON, JR.; ANGELA D. LONDON; )  
BANK OF AMERICA NATIONAL TRUST )  
& SAVINGS ASSOCIATION, as Trustee )  
under a Pooling and Servicing )  
Agreement dated May 31, 1992, )  
Series 1992-B; and FORD MOTOR )  
CREDIT CO., )

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1999-06-11 12:11:29  
Cook County Recorder 33.00

Defendants.)

## AMENDED JUDGMENT OF FORECLOSURE AND SALE

*Abram 62, 7548250*

This cause having been duly heard by the Court upon the record  
herein, the Court FINDS;

*7  
KG*

1. That it has jurisdiction of the parties to and the subject matter of this suit.
2. That all the material allegations of the Complaint are true and proven.
3. That by virtue of the Mortgage and Note secured thereby, alleged in the Complaint, there is due to the Plaintiff, and it has a valid and subsisting lien upon the hereinafter described property, for

the following amounts:

Unpaid Principal Balance	\$	35,564.07
Interest as of 05-27-1999		5,905.16
Advances authorized by loan documents		9,305.35
Late Charges		323.35
	\$	<u>51,097.93</u>

Clerk's Fee	\$	220.00
Service of Summons		110.40
Recording Lis Pendens Notice		23.50
Title Charges		316.00
Certified Copies		12.00
Reasonable Attorney's Fees	1,050.00	
Publication for Service		0.00
Attorney's Fee for Bankruptcy		910.00
.Pub for Sale		662.00

**BOX 333-CT1**

	\$	<u>3,303.90</u>
TOTAL	\$	54,401.83

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4. That the rights and interest of all the other parties to this cause in and to the property hereinafter described are inferior to the lien of Plaintiff mentioned in paragraph 3 of this Judgment.

5. That there is no just cause for delaying the enforcement of this Amended Judgment, or an appeal therefrom.

6. That the mortgaged premises mentioned in the Complaint and herein referred to and directed to be sold are described in Exhibit "A", a copy of which is attached hereto and made a part hereof.

7. That Bank of America be and is entitled to a lien on the subject property in the amount of \$13,946.81; however said lien is subject, subordinate and inferior to the lien of the Plaintiff herein.

IT IS ORDERED AND ADJUDGED that the last of the owners of redemption has been duly served by Summons on February 26, 1995 and that the period of redemption shall expire and terminate on August 30, 1999 or otherwise pursuant to the provisions of the Illinois Mortgage Foreclosure Law or, in the event that the United States of America is named as a party to this proceeding with respect to a lien arising under the internal revenue laws, pursuant to 26 U.S.C. Section 2410, the United States of America shall be granted 120 days from the date of the foreclosure sale within which to redeem the property from said sale.

IT IS FURTHER ADJUDGED that, unless within three (3) days from the entry of this Amended Judgment there shall be paid to the Plaintiff the respective sums with interest thereon, mentioned in Paragraph 3 of this Amended Judgment, and if the premises shall not be redeemed according to and within the time provided by law, the defendants, and all persons claiming under them or any of them since the commencement of this suit,

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be forever barred and foreclosed of and from all rights and equity of redemption or claim of, in and to said premises, or any part thereof; and in case said premises shall not be redeemed as aforesaid, then the real estate hereinabove described, together with all improvements thereon and appurtenance 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, be sold at public vendue to the highest bidder by the Sheriff of the County wherein the property in question is located.

That, during the period of redemption, Plaintiff is authorized to incur and pay reasonable expenses for the purposes of paying taxes; special assessments; insurance premiums; costs of repairing or maintaining the property in question necessary for the proper preservation of said property; and attorneys fees and, to the extent that said expenses are not included in Paragraph 3 of this Judgment, said expenses shall become so much additional indebtedness due to Plaintiff and that, upon the filing of appropriate affidavits with respect to said expenses shall be included in the amount required to redeem pursuant to statute and shall be included in the amount that Plaintiff may bid at the foreclosure sale.

That said Sheriff give public notice of the time, place and terms of such 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 wherein the property is located, the first publication to be not more than 45 days before the date of said sale and the last publication to be not less than 7 days prior to the sale; that said Sheriff may, in his discretion, for good reason, adjourn the sale so advertised, and continue the same from time to time, without further notice or publication of such sale, except as required by law, by oral

proclamation by him at the time and place set by the notice of publication of such sale, or such announced subsequent date; that Plaintiff or any of the parties to this cause may become the purchaser or purchasers at such sale.

That said Sheriff upon making such sale, 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 he may accept plaintiff's receipt for its distributive share of the proceeds of sale in lieu of cash; that, in lieu of cash he may accept the receipt of any party to this proceeding found herein to have a lien on the property in question for said party's distributive share of the proceeds of sale for those amounts over and above the amounts due to Plaintiff; that out of the proceeds of such sale, he shall make distribution in the following order of priority:

- (a) For his fees, disbursements and commission on such sale;
- (b) To the Plaintiff or its attorney of record, the amounts mentioned in paragraph 3 of this Amended Judgment plus allowable interest accrued and expenses incurred since the entry of this Judgment.
- (c) In the event that a surplus remains, then to those parties found herein to have a lien on the property in question so far as their lien shall reach and in the priorities adjudicated by this Court.

That the Sheriff take receipts from the respective parties to whom payments have been made as aforesaid, and file same with said Sheriff's report of sale and distribution in this Court; that if, after the payment of all the foregoing items, there shall be a remainder, said Sheriff 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, the Sheriff shall specify the amount of deficiency in the report

of sale.

That Plaintiff shall be entitled to Judgment for the amount of such deficiency.

That Plaintiff shall be entitled to a lien upon the rents, issues and profits from the premises involved herein during the period of any special right of redemption for the amount of such deficiency, whether or not a redemption is made from the sale hereunder prior to the expiration of said period of redemption.

That, upon confirmation of the sale and payment by purchaser of the purchase price and any other amounts required to be paid by the purchaser at sale, the officer conducting the sale shall, upon the request of the holder of the Certificate of Sale, execute and deliver to the holder of said Certificate of Sale, a good and sufficient deed of conveyance of said premises; and that the Order Confirming said Sale shall include a Judgment for possession which Judgment shall become effective 30 days after the entry of the order confirming the sale; that upon the expiration of 30 days after the entry of the order confirming sale, the grantee in the deed, or its representatives or assigns be let into possession of said premises and that any of the parties hereto who shall be in possession of said premises, or any portion thereof, or any person who may have come into possession of said premises under them, or any of them, since the commencement of this suit, shall surrender possession of said premises to said grantee, or grantees, his or her representatives or assigns, and in default of so doing, the Sheriff may place said grantee in full and complete possession of said premises without further order of this Court.

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, for the purpose of amending the amounts due to Plaintiff to

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reflect receipts, disbursements and charges which are made or accrue after the entry of this Amended Judgment and prior to sale and for the purpose of appointing or continuing a Receiver herein during the period of redemption.

DATED:

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ENTER:

Property of Cook County Clerk's Office

<b>ENTERED</b> CLERK OF THE CIRCUIT COURT AURELIA PUCINSKI MAY 27 1999 J U D G E JUDGE _____ DEPUTY CLERK _____
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KROPIK, PAPUGA & SHAW  
Attorneys for Plaintiff  
221 North LaSalle Street  
Chicago, Illinois 60601  
Telephone: 312/236-6405  
Attorney No. 91024

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Re: LONDON

## LEGAL DESCRIPTION

. THE WEST 1/2 OF LOT 16 AND ALL OF LOT 17 IN BLOCK 12 IN BURNHAM'S  
. WEST HAMMOND SUBDIVISION IN SECTION 8, TOWNSHIP 36 NORTH,  
. RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
. COUNTY, ILLINOIS.

SAID PROPERTY IS COMMONLY KNOWN AS: 245 153rd Street  
Calumet City, Illinois 60409

PERMANENT TAX NO.: 30-08-328-002-0000

EXHIBIT 'A'