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## UNITED STATES DISTRICT COURT NORTHERN DISTRICT OF ILLINOIS EASTERN DIVISION

12097

Hanufacturers Hanover Hortgage Corp.

Plaintiff,

-48-

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Case No.

85 C 4625 Grady

Rubin Thomason & Elnora Thompson & H. Yourell, Registrar of Titles

Defendants.

JUDGHENT OF FORECLOSURE AND SALE

This cause having been duly heard by this Court upon the record herein, the Court LIPPS:

- 1. It has jurisdiction of the parties hereto and the subject matter hereof.
- 2. That all the material ellegations contained in said Complaint are true and proven.
- 3. The date when the last of the owners of the equity of redempti were served with summons or by publication was -5/16/85
- 4. That by virtue of the mortgage and the evidence of the indebtuness secured thereby, there is due from the mortgagors to the Plaintift and the Plaintiff has a valid lien upon the hereinafter described property, as follows:

Unpaid principal Accrued interest on unpaid principal Advances by Plaintiff Costs of Suit Plaintiff's Attorneys' Fees \$54,554.29 12,832.85 1,280,84 371.50 350.00

TOTAL DECREE INDESTEDNESS

\$69,389,75

5. The rights and interest of all the other parties to his cause to the property hereinafter described, are inferior and subordingre to the lien of the 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 Gook County, Illinois, as Document No. LR J203190 and the subject property is legally described as follows:

Lot 32 in Block I in Mannell, Stramberg & Company's Austin Some Addition, being a subdivision of the W. 4 of the W. 4 of the B.E. 4 of S. 3, T. 39 N., R. 13, E. of the 3rd P.M., in Cook County, II. c/k/s 1522 N. Mayfield Avenue, Chicago, IL 10#16-05-201-030

IT IS THEREFORE POJUDGED AND DECREED BY THIS COURT as follows:

- 1. SALE OF THE PREMISES: The premises hereinabove described, covered by the security foreclosed in this action, shall be sold at public venue at the Courty seat of the County wherein the subject premises are located by a Special Commissioner of this Court. The Commissioner shall give public notice of the time, place and terms of such sale by publishing the same at least once in each week for four (4) successive weeks in the secular newspaper of general circulation published in said County. The Plaintiff or any of the parties to this cause, may become the purchasers at such sale, and the Commissioner may adjourn or continue the sale so advertised without further publication.
- 2. CERTIFICATE OF SALE: Upon the erro being made, the Commissioner shall execute and deliver to the purchaser a Certificate of Sale evidencing such purchase and describing the pramises purchased and the amount paid therefor, and the time when such purchaser will be entitled to a Deed to said premises if the premises are not redeemed according to law. Within ten (10) days from the date of sale, the Commissioner shall file a duplicate of such Certificate of Sale in the Office of the Recorder of Deeds of said County.

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sale, the Commissioner shall retain his fees and costs. Out of the remainder of such proceeds, the Commissioner shall pay the amount by this Decree found to be due to the Plaintiff with interest on said sum, less the listed Plaintiff's attorneys' fees, at the rate of Mine (9%) percent per annum from the date of this Decree to the date of sale. If the Plaintiff is the successful bidder, he shall not pay money to the Special Commissioner (other than for the Commissioner's costs and fees) but shall receive satisfaction of the Total Decree Indebtedness herein found due (with interest) to the extent covered by the remainder of the Sale proceeds. If the remainder of the proceeds shall not be sufficient to pay the above described amounts and interest the Commissioner shall then specify the amount of the deficiency in his Report of Sale. If such remainder shall or more than sufficient to pay such amounts and interest, the Commissioner shall hold the surplus subject to the further order of this Court.

4. PERIOD OF \*\*\*EDEMPTION: Upon the expiration of six (6) months from the date of sale; if the premises so sold shall not have been redeemed a colding to law, the defendants and all persons claiming under them shall be forever barred and foreclosed from all right equity of redemption, or claim of any kind to the premises or any part thereof.

5. COMMISSIONER'S DEED: 25 the premises are not redeemed as described above, the Commissione: shall execute and deliver to the legal holder of the Certificity of Sale a good and sufficient deed of conveyance of the premises. The grantee in such deed shall then be let into possession of the premises.

6. POSSESSION OF PREMISES: Any of the parties to this cause who shall be in possession of the premises (or any portion thereof) or any person who may have come into such possession since the commencement date of the suit, shall, upon the production of the Commissioner's deed of conveyance, (or a photostatic copy thereof) surrender possession of the premises to said grantes; in default of so doing, a Writ of Assistance, shall then issue.

7. JURISDICTION: The Court hereby retains jurisdiction of the subject matter of this dause and of all the parties hereto for the purpose of enforcing this Decree.

DATED:

AUG 28 1985

PISHER AND PISHER ATTORNEYS FOR PLAINTIPP 30 M. Lasalle St. Chicago, IL 60602 372-4784 ENTER:

TIME

12097

IN THE UNITED STATES DISIBLET COURT MORTHERN DISTRICT OF ILLINOIS BASTERN DIVISION

Manufacturers Hanover Mortgage Corp.

85 C 4625 Grady

ORDER APPOINTING SPECIAL COMMISSIONER

IT IS ORDERED THAT BEVERLY S. PARKHURST purpose of the sain and public vehicles the property contonly 1522 H. Mayfield Avenue, Chicago, II.

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PISEER AND PISEES TORNETS AT LAW, P.C. 30 North Lo Sallo St. Chieseo, 2111nois 60602 312-372-4784 R.O.

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IN THE UNITED STATES DISTRICT COURT FOR THE HORTHERN DISTRICT OF ILLINOIS EASTERN DIVISION

Manufacturers Hanover Hortgage Corp.

Rubin Trompion, at al.

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Case No. 85 C 4625 Grady

ORDER

This cause coming on to be heard on motion of the Plaintiff for summary judgment, the Court being fully advised;

IT IS HEREBY ORDERSO that Motion for Summary Judgment in favor of the Plaintiff is hereby granted.

DATE: AUG 28 1985

FISHER AND FISHER #3309 Attorneys At Law P.C. 30 North LaSalle St. Chicago, IL 60602

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FISHER AND FISHER ATTORNEYS AT LAW, P. C. 30 N. LA SALLE STREET