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PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

J. F. HECHINGER

TOWNERS

PLEAS, before the Honorable
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court of said

Court, at the Court House in said County, and State, on -JUNE 14th

in the year of our Lord, one thousand nine hundred and -85 and of the Independence

of the United States of America, the two hundredth and -NINTH

PRESENT: - The Honorable J. F. HECHINGER
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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STATE OF ILLINOIS

COUNTY OF COOK

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

CITICORP SAVINGS OF ILLINOIS,

Plaintiff

-vs-

No. 84 CH 8023

ALONSO G. KNIGHT, et al.,

Defendants

JUDGMENT OF FORECLOSURE AND SALE

This day comes the plaintiff, CITICORP SAVINGS OF ILLINOIS (CITICORP),
by its attorneys, LIEPLING & HAUSELMAN;

And it appearing to the Court that the plaintiff, CITICORP heretofore
commenced this action by filing its Complaint for Foreclosure of Mortgage against
the defendants, ALONSO G. KNIGHT, BRENDA KNIGHT, LAKE TERRACE
CONDOMINIUM ASSOCIATION, HARRY "BUS" YOURELL, Registrar of Torrens
Titles, UNKNOWN OWNERS and NONRECORD CLAIMANTS.

That the affidavits required to make such unknown parties and nonrecord
claimants defendants to this action were duly filed; and UNKNOWN OWNERS and
NONRECORD CLAIMANTS have been duly and regularly made parties defendant
to this action in the manner provided by law;

And it further appearing to the Court that the parties made defendants to
this action by the name and description of UNKNOWN OWNERS as set forth above
include those persons who are interested in this action and who have or claim to
have some right, title, interest or lien in, to or upon the real estate or some part
thereof, hereinafter in the Judgment described; it appearing from the above

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mentioned affidavit as to unknown parties that the name of each such other persons is unknown and on diligent inquiry cannot be ascertained.

And it further appearing to the Court that the parties made defendants to this action by the name and description of NONRECORD CLAIMANTS as set forth above include those persons who are interested in this action and who have or claim to have some right, title, interest, claim or lien in, to or upon the real estate or some part thereof, hereinafter in the Judgment described, as may arise pursuant to Illinois Revised Statutes, Chapter 110, Sections 15-103, et seq. (formerly Chapter 95, Sections 23.1 et seq.); it appearing from the above mentioned affidavit as to NONRECORD CLAIMANTS that the name of each of such persons is unknown and on diligent inquiry cannot be ascertained.

The Court having examined the files and records in this cause and having heard evidence and being fully advised in the premises, FINDS THAT:

1. The following defendants were each duly and personally served with summons in this cause in the State of Illinois in the manner provided by law: LAKE TERRACE CONDOMINIUM ASSOCIATION and HARRY "BUS" YOURELL, Registrar of Torrens Titles.

2. The requisite affidavit for service by publication having been properly filed herein, the defendants, ALONSO G. KNIGHT and BRENDA KNIGHT and the defendants designated as UNKNOWN OWNERS and NONRECORD CLAIMANTS were each duly and regularly served by publication in the manner provided by law.

3. Each of the named defendants has duly and regularly been served a sufficient time prior thereto to authorize this Court to proceed with the hearing in this cause and the entry of this Judgment; that due and proper notice has been given to each of the defendants during the progress of this cause, as required by law, and this Court has acquired and now has jurisdiction of all the parties to this cause and the subject matter hereof.

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4. And it further appearing to the Court that the defendants, ALONSO G. KNIGHT, BRENDA KNIGHT, LAKE TERRACE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS and NONRECORD CLAIMANTS have failed to appear and plead to the plaintiff's Complaint for Foreclosure of Mortgage within the time required by law, but therein made default and that an Order of Default has heretofore been entered against the above mentioned defendants so failing to appear and plead, and that plaintiff's Complaint for Foreclosure of Mortgage has been taken as confessed by and against all of the above mentioned defendants and defendant HARRY "BUS" YOURELL, Registrar of Torrens Titles has appeared and answered, but does not contest the entry of this Judgment.

5. And this cause coming on now to be heard upon the Complaint for Foreclosure of Mortgage, and upon all other pleadings and all the files and matters of record herein and upon evidence duly taken and received before the Court, the Court further finds:

(a) That on June 12, 1980, ALONSO G. KNIGHT, being indebted in the sum of \$26,000.00, made, executed and delivered his mortgage and note to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, n/k/a CITICORP SAVINGS OF ILLINOIS, with interest at the rate of 17.125% per annum on the principal balance remaining from time to time unpaid, payable in monthly installments of \$251.16, commencing on the 1st day of August, 1980, and monthly thereafter until fully paid, said mortgage and note being secured by a lien on the following described real estate in Cook County:

Unit No. 614 in Lake Terrace Condominium as delineated on a survey of the following described real estate: Lots 139, 140, 141, 144 and 145 in Division 3 of the South Shore Subdivision of the North fractional half of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with the Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 in Division 1 of Westfall's Subdivision of 208 acres being the East half of the South West quarter and the South East fractional quarter of Section 30, Township 38 North,

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Range 15, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25275623, and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3135646, together with an undivided 0.26805% interest in the common elements. Commonly known as 7337 South Shore Drive, Unit 614, Chicago, Illinois.

(b) Said mortgage was duly filed for record in the Office of the Recorder of Deeds of Cook County, Illinois on June 18, 1980 as Document No. 25490793 and registered in the Office of the Registrar of Torrens Titles of Cook County, Illinois on June 18, 1980 as Document No. LR 3165655.

(c) Said mortgage and note are valid obligations of the defendant, ALONSO G. KNIGHT, and the plaintiff, CITICORP is now the legal holder of the mortgage and note and entitled to foreclose the same pursuant to the provisions thereof.

(d) That default has occurred in the payment of the principal and interest due pursuant to the terms of said mortgage and note and that there remains an unpaid principal balance of \$25,205.47, with interest due thereon from April 1, 1984, the date of default.

The Court further finds that by virtue of the mortgage and note, there is due to the plaintiff, CITICORP, the following sums:

Principal balance	\$25,205.47
Interest from 4/1/84 - 6/14/85	3,379.20
Uncollected late charges	188.40
Advance for 1st installment, 1984	
Real Estate Taxes	219.47
Appraisal	125.00
Filing fee	79.00
Recorder's fee	12.00
Registrar's fee	26.00
Sheriff's fee	52.32
Minutes of Foreclosure	225.00
Publication fee	203.38
Bankruptcy fees	500.00
Attorneys fees	<u>1,750.00</u>
Total Due Plaintiff	\$31,965.24

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6. The Court further finds that defendant, ALONSO G. KNIGHT is also obligated to pay the costs of the Sheriff's Sale and said costs are a part of and may be added to the indebtedness due plaintiff, CITICORP.

7. The Court further finds that the defendant, ALONSO G. KNIGHT, is the present owner of record of the right of the equity of redemption in and to the mortgaged premises.

8. All matters in controversy by the parties hereto as reflected by the pleadings on file are adjudged and determined by this Judgment.

9. 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 having heard the arguments of counsel and being fully advised in the premises, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

(1) That said defendant, ALONSO G. KNIGHT, pay to the plaintiff, CITICORP, within three days from this date, the sum of \$31,965.24.

(2) That, in default of said payment, the premises hereinbefore described, or so much thereof as may be sufficient to realize the amount due plaintiff, be sold at public sale to the highest and best bidder in the Office of the Sheriff of Cook County, Illinois, Room 704, Richard J. Daley Center, Chicago, Illinois; and the Sheriff of Cook County, Illinois, be hereby appointed to execute this Judgment; that he give public notice of the time and place of said sale by previously publishing the same for the space of three weeks in a newspaper published in said County; that he may, in his discretion, adjourn such sale and continue the same from time to time without further notice of publication, 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 the plaintiff or any of the parties to this cause may become the purchaser or purchasers; that the plaintiff may bid on credit to

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the full extent of its indebtedness in the amount of \$31,965.24, plus interest at the legal rate except on attorneys' fees and the cost of the Sheriff's Sale and give a receipt for same; that said Sheriff shall, on such sale being made, execute a Certificate of Sale to said purchaser, which Certificate shall specify the lands or tenements purchased. And the Sheriff shall, out of the proceeds of such sale, retain his fees, disbursements, and commissions and shall pay the officers of this Court their costs, and the remainder shall be paid to the plaintiff, CITICORP, and he shall report his proceedings without delay.

(3) That the defendants and all persons claiming by, through or under them and their judgment creditors be forever barred and foreclosed from all equity of redemption and claim of, in and to said premises, or any part thereof, if the same are not redeemed according to law, within six (6) months from the date of the Sheriff's Sale, as provided in Chapter 110, Section 12-12B of the Illinois Revised Statutes (formerly Chapter 77, Section 18(e)). If said premises are not redeemed as aforesaid, then upon the production to the said Sheriff and the filing in his office of the Certificate of Sale issued herein, said Sheriff shall make, execute and deliver a good and sufficient conveyance in fee simple of said premises to such purchaser or assigns. And it is ordered that upon the execution and delivery of the conveyance, said purchaser or his representatives or assigns be let into possession of said premises; and any person who, since the commencement of this suit, has come into possession, on the production of the deed of conveyance, shall surrender possession thereof, and the Court retains jurisdiction for the purpose of issuance of a Writ of Assistance herein.

(4) That the rights of each defendant in this cause are subject and subordinate to the lien of the plaintiff's mortgage foreclosed in this proceeding.

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(5) In case the proceeds of sale are not sufficient to pay the plaintiff's lien in full and there remains a deficiency in the amount due to plaintiff, CITICORP, the plaintiff shall be entitled to have the rents, issues and profits of the premises applied towards the payment of such deficiency until the statutory period of redemption expires, regardless of whether or not the premises shall have been redeemed from sale, or until the deficiency shall be paid or satisfied in full, and the plaintiff is entitled to a lien prior and superior to the rights of all defendants hereto, in and to such rents, issues and profits.

(6) In case the legal holder of the Certificate of Sale shall pay any real estate taxes or assessments with respect to the property foreclosed herein during the period of redemption, and if a true copy of said paid bill is supplied to said Sheriff the sum paid plus statutory interest thereon from the date of payment, pursuant to Chapter 110, Section 141, Illinois Revised Statutes (formerly Chapter 77, Section 28), shall be added to the sum which was paid at foreclosure sale, and the Sheriff shall require that any party redeeming, pay said sum to the holder of the Certificate of Sale in addition to the amount due under said Certificate.

(7) Leave is granted to plaintiff, CITICORP, to withdraw any evidentiary exhibit, upon the substitution of a true and correct copy thereof. Copies are attached to the Complaint and no further copies need be filed.

(8) The Court expressly retains jurisdiction of the property which is the subject of this foreclosure for the entire period of redemption and for so long thereafter as may be necessary for the purpose of placing in possession of the premises the grantee or grantees in the said Sheriff's Deed, or his or their legal representatives or assigns, and reserves the right to appoint a receiver to take possession of said premises in order to prevent impairment of the value of the premises, manage and conserve the premises, or satisfy any deficiency which may be found due to the plaintiff.

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(9) The Court expressly finds that there is no just reason for delaying the enforcement of this Judgment, or an appeal therefrom.

ENTERED	
CLERK OF THE CIRCUIT COURT MORGAN M. FINLEY	
JUN 14 1985	
JUDGE	JOHN F. HECHINGER
DEPUTY CLERK	

ENTER:

DATED: _____

LINDLING & HAUSELMAN
Attorneys for Plaintiff
39 South LaSalle Street
Chicago, Illinois 60603
372-2020
Attorneys No. 1452

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STATE OF ILLINOIS,
COUNTY OF COOK

ss.

I, MORGAN M. FINLEY, 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

..... CITICORP SAVINGS OF ILLINOIS plaintiff/petitioner
and ... ALONSO G. KNIGHT, et al. defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 18th

day of JUNE 19. 85

Morgan M. Finley Clerk

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