

Apr. 16
1985

PLACITA JUDGMENT

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(10-84) CCDCH-6

TORRENS

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

GEORGE A. HIGGINS

43099

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
-March 12,
-85
in the year of our Lord, one thousand nine hundred and and of the Independence
-ninth
of the United States of America, the two hundredth and

PRESENT: - The Honorable GEORGE A. HIGGINS
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FUNLEY, Clerk.

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2. That the allegations set forth in the Complaint herein are true as therein stated and that the equities of this cause lie with the plaintiff and that on account of the defaults set forth in the Complaint and further verified by Affidavit, there is due and owing to the plaintiff the following amounts, to-wit:

AMOUNT OF INDEBTEDNESS:

Balance due to Principal	\$54,863.40
Total Interest Accrued	10,167.18
Total due to Principal and Interest	\$65,030.58
Add late charges	<u>362.52</u>
	\$65,393.10

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COSTS OF THIS PROCEEDING:

Title Company, for report of title	\$00.00 (Torrens)
Clerk of Court for filing costs	79.00
Sheriff for service of summons	67.30
Publication costs	154.38
Recorder for filing Lis Pendens Notice	26.00
Estimated additional title charges	85.00
Other charges	1,211.71
Sherlock J. Hartnett for attorneys fees	<u>1,500.00</u>
Total Cost of Proceeding	\$3,123.39
GRAND TOTAL	\$68,516.49

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3. That the right, title, interest, claim or lien of all other parties and persons interested herein are subject to, subordinate and inferior to the superior, paramount and prior lien of the plaintiff being foreclosed herein and that the plaintiff is entitled to the relief as provided in this Decree of Foreclosure and Order of Sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there is due and owing to the plaintiff on account of the delinquencies herein the total sum of sixty Eight Thousand Five Hundred sixteen & 49/100 (\$68,516.49) being the total due to principal, interest and costs incurred in this proceeding and that the same is a valid, first and prior lien upon the premises involved and described herein and is prior, superior and paramount to the right, title, interest, claim or lien of all other persons and parties hereto.

IT IS FURTHER ORDERED that unless within three days from the entry of this Decree, there shall be paid to the plaintiff the sum of sixty Eight Thousand Five Hundred sixteen & 49 (\$68,516.49) together with interest as allowed by law, then the Sheriff of Cook County, Illinois, shall sell at public venue for cash, to the highest bidder, the following described real estate, to-wit:

Lot 22 in Block 3 in "Ford Homes", a Subdivision of the Southwest quarter of the Northwest quarter of Section 7, Township 36 North, Range 15, East of the Third Principal Meridian in Cook County, Illinois, and commonly known as 460 Manistee Avenue, Calumet City, Illinois, 60409,

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.

IT IS FURTHER ORDERED that the said Sheriff shall give public notice of the time, place and terms of such sale by publishing said notice at least once in each week for three (3) successive weeks in a secular newspaper of general circulation, published in Cook County, Illinois; the first publication of such notice shall be not less than 20 days prior to the date of said sale.

IT IS FURTHER ORDERED that the Sheriff may, in his discretion, adjourn said sale from time to time by proclamation at the time and place of said sale, without further publication of notice of sale.

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IT IS FURTHER ORDERED that the Plaintiff, or any of the parties to this cause, may become the purchaser at such sale, and if the plaintiff is the successful bidder, the amount due the plaintiff plus all costs, advances and fees hereunder shall be allowed as a credit upon such bid.

IT IS FURTHER ORDERED that upon such sale being made, the said Sheriff shall execute and deliver to the purchaser a certificate of sale and shall cause a duplicate of such certificate to be recorded or filed in the proper office all as required by law.

IT IS FURTHER ORDERED that out of the proceeds of sale the Sheriff shall retain his fees, disbursements and commissions and pay the balance to the plaintiff; if such balance shall not be sufficient to pay the amounts found to be due and owing to the plaintiff, then said Sheriff shall apply the same to the extent to which it may satisfy the indebtedness herein and he shall specify the amount of the deficiency in his Report of Sale; that if said balance remaining shall be more than sufficient to pay the amount due and owing to the plaintiff, then the said Sheriff shall retain such excess to await the further order of this Court; that the Sheriff shall take receipt from the parties to whom he may have made payments as aforesaid and file the same with his Report of Sale.

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IT IS FURTHER ORDERED that the time to redeem herein will expire six (6) months after the Sheriff's sale of the premises herein as ordered and directed by this Decree of Foreclosure and Order of Sale, and that upon the expiration of said six (6) months, the holder and owner of the Certificate of Sale will be entitled to a deed to the said premises.

IT IS FURTHER ORDERED that upon the production and presentation to the said Sheriff, or his successor in office, of the said certificate of sale by the legal holder thereof, the Sheriff shall execute and deliver a good and sufficient deed of conveyance of the premises herein and that thereupon the grantee in such deed, or the legal representative, grantee or assignee shall be let into possession of the said premises.

IT IS FURTHER ORDERED that any of the parties to this cause, their successors, tenants or assignees who shall be in possession of the premises, or any person who may have come into such possession under them since the commencement of this proceedings shall, upon demand, surrender such possession to said grantee, representative or assigns, and that upon failure to so surrender possession a writ of assistance shall issue.

IT IS FURTHER ORDERED that this Court shall retain jurisdiction of this cause for the purpose of entering such other and further orders, writs, judgments and decrees as equity

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IT IS FURTHER ORDERED that the plaintiff be permitted to withdraw all original documents and substitute copies in lieu thereof.

IT IS FURTHER ORDERED that there is no just reason for delaying the enforcement of or appeal from this Decree.

ENTER:

ENTERED
CLERK OF COURT
JUDGE GEORGE A. HIGGINS
MAR 1 1950

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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:

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

in a certain cause lately pending in said Court, between

FINANCIAL FEDERAL S&L ASSOC. OF OLYMPIA FIELDS, ETC. plaintiff/petitioner

and STEVEN SOLICH, ET AL defendant/respondent.

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

the seal of said Court, in said County, this 12th

day of March, 1985

Morgan M. Finley Clerk

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DEED NO. 43099
VOLUME NO. 2669-1
PAGE NO. 234
CERTIFICATION NO. 1332467
SHERIFF OF COOK COUNTY
BOX #5

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1332467

N/D
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REGISTRAR V OF TITLES
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Registrar of Titles	
Enter the information on Certificate of Title.	
No.	<u>1332467</u>
Vol.	<u>2669-1</u>
Page	<u>234</u>
File	<u>269276</u>
Case	<u>11-18-85</u>
	<u>F/M</u>

FINANCIAL FEDERAL

SAVINGS BANK

2110 S WESTERN AVE

OLYMPIA FIELDS, ILL

60961

91112000