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83-8356/cje

IN THE CIRCUIT COURT OF COOK COUNTY CHANCERY DIVISION

THE TALMAN HOME FEDERAL SAVINGS)
AND LOAN ASSOCIATION OF ILLINOIS)

VS.)

NO. 83CH 6979)

MICHAEL THOMAS, ET AL)

ORDER

THIS CAUSE coming to be heard on motion of Plaintiff, by its attorneys, JAROS, TITTLE & O'TOOLE, due notice having been served and the Court being advised in the premises,

IT IS THEREFORE ORDERED that the Judgment of Foreclosure and Sale previously entered herein on October 2, 1895 is hereby amended in Paragraph 4(b) to reflect the amounts due, as follows:

Due Plaintiff on loan as 11/1/82	\$ 35,901.40
Interest thereon at 15.25% to 10/2/85	15,685.89
Advanced for Property Inspections	77.00
Advanced for Real Estate Taxes	1,649.25
Advanced for PMI Insurance	172.80
Advanced for Hazard Insurance	1,028.00
Late charges	806.04
Bankruptcy fees	350.00

TOTAL: \$ 55,670.38

JAROS, TITTLE & O'TOOLE
Attorneys for Plaintiff
69 W. Washington Street
Chicago, Illinois 60602
Attorneys' No. 90410

ENTER:

NOV 6 1985

JUDGE

LEGAL DESCRIPTION:

Lot 37 in Block 137 in Story and Allen's Addition to Chicago, being a Subdivision of the East 1/2 of the South West 1/4 of the North West 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as 2843 N. Albany Ave., Chicago, IL.

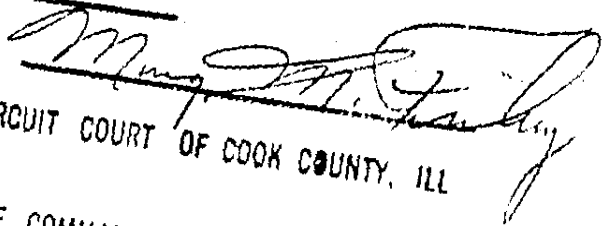
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I HEREBY CERTIFY THE ABOVE TO BE CORRECT

DATE 12-2-85



CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL

THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW



12-2-85

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PLACITA JUDGMENT

(10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

PLEAS, before the Honorable ANTHONY J. SCOTILLO
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 October 2nd
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 year

PRESENT: The Honorable ANTHONY J. SCOTILLO
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Test: MORGAN M. FINLEY, Clerk.

Morgan M. Finley

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83-8356/jsk

IN THE CIRCUIT COURT OF COOK COUNTY
CHANCERY DIVISION

THE TALMAN HOME FEDERAL SAVINGS &)
LOAN ASSOCIATION OF ILLINOIS)

VS)

NO. 83CH 6979)

MICHAEL THOMAS, ET AL)

JUDGMENT OF FORECLOSURE AND SALE

This cause coming on to be heard on the complaint filed herein, and on answer of Michael Thomas, pro se, and on answer of The United States of America, by its attorney Joan Laser, and on answer of Sidney R. Olsen, Registrar of Titles by its attorney Robert L. Sherman, and it appearing that the defendants herein were duly served with summons personally and by publication, and that a default has been entered against said defendants, and that an affidavit of proof pursuant to Statute has been filed, and the Court being fully advised, finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit.
2. That there are no material triable issues of fact between plaintiff and defendants, Michael Thomas, The United States of America and Sidney R. Olsen, Registrar of Titles.
3. That all the material allegations of the complaint herein are true and proved and plaintiff is herewith entitled to summary judgment in its favor and against defendant, Michael Thomas, The United States of America and Sidney R. Olsen, Registrar of Titles.
4. That by virtue of the note and mortgage alleged in the complaint, there is due to the plaintiff, and it has a valid and subsisting lien upon the property hereinafter described, as follows:

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(a) For its own use and benefit for the following costs and expenses:

Clerk	\$ 79.00
Sheriff	36.52
Registrar of Titles	38.00
Publication for service	108.00
Chicago Title Insurance Company	400.00
Photocopies	15.00
Attorneys' fees	750.00

TOTAL: \$1,426.52

(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 in subparagraph (a) of this paragraph:

Due Plaintiff on loan as of 11/1/82	\$35,901.40
Interest thereon at 15.25% to 10/2/85	15,685.89
Advanced for Property Inspections	77.00
Advanced for Real Estate Taxes	1,649.25
Advanced for PMI Insurance	172.80
Advanced for Hazard Insurance	1,028.00
Late Charges	806.04
Bankruptcy Fees	350.00

TOTAL: \$55,320.38

5. That the rights and interests of all other parties hereto in and to the property hereinafter described are inferior to the liens of plaintiff mentioned in paragraph 3 hereof.

6. That the mortgage described in the complaint and hereby foreclosed appears of registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3205418, and the property herein referred to and directed to be sold is described as follows:

Lot 37 in Block 3 in Story and Allen's Addition to Chicago, being a Subdivision of the East 1/2 of the South West 1/4 of the North West 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 2843 North Albany Avenue, Chicago, Illinois.

PTN: 13-25-131-010

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7. The Court further finds that Michael Thomas, the owner of the equity of redemption herein, was duly served with summons on September 11, 1983; that the period of redemption herein shall be within 6 months from the date of the Sheriff's sale provided herein.

8. That the defendant, the United States of America, claims to have some right, title and interest in and to the premises herein involved by virtue of its liens recorded as follows:

<u>Nature of Tax</u>	<u>Taxable Period</u>	<u>Assessment Date</u>	<u>Date of Recordation</u>	<u>Document Number</u>	<u>Amount of Assessment</u>
1040	12/31/79	06/02/80	02/04/83	26496373	\$569.68
1040	12/31/80	06/08/81	02/04/83	26496373	684.16
1040	12/31/81	06/07/82	02/04/83	26496373	397.56

which liens were created pursuant to defendant's Notice of Federal Tax Lien; that there is due and owing on the liens of the defendant the sum of \$1,651.40, plus interest and penalties for which said defendant has a valid and subsisting lien on said real estate; subject, subordinate and inferior to the lien of the plaintiff herein Talman Home Federal Savings and Loan Association of Illinois.

9. IT IS THEREFORE ORDERED that summary judgment be and is hereby entered against defendants, The United States of America, Sidney R. Olsen, Registrar of Titles, and Michael Thomas and in favor of the plaintiff.

10. IT IS THEREFORE ORDERED that unless within three days from the date of the entry of this judgment there shall be paid to plaintiff the respective sums, with interest thereon except interest on attorneys' fees, for the uses and benefits mentioned in paragraph 4 of this judgment, the real estate above described, with all improvements and appurtenances thereto belonging, 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 auction to the highest bidder for cash by Richard J. Elrod, Sheriff of Cook County, Room 704, of the Richard J. Daley Center, Chicago, Illinois.

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11. That said Sheriff shall give public notice of the time, place and terms of such sale by publishing the same at least once in each week for three successive weeks in a secular newspaper of general circulation published in Cook County, Illinois, the first publication to be not less than twenty days before the date of sale; that said sale may be adjourned in the discretion of the Sheriff by giving public notice by proclamation; that plaintiff, or any of the parties hereto, may become the purchaser at such sale; that if plaintiff is the successful bidder at said sale, the amount due plaintiff, plus all costs, advances and fees hereunder, shall be taken as a credit on its bid;

12. That said Sheriff, upon making such sale, shall with all convenient speed, report the same to the Court for its approval and confirmation; he shall likewise report the distribution to the Court for its approval and confirmation and he shall execute and deliver to the purchaser a certificate of sale, and record a duplicate thereof, as required by law; that out of the proceeds of sale, distribution shall be made in the following order of priority:

- (a) To the Sheriff, for his disbursements and commissions on such sale;
- (b) To plaintiff, or its attorneys, the amounts mentioned in paragraph 4(a) hereof, plus any additional costs of sale;
- (c) To plaintiff, or its attorneys, the amounts mentioned in paragraph 4(b) hereof, with interest thereon at 9% per annum from the date hereof.
- (d) To the defendant, United States of America, the amount set forth in Paragraph 8, with interest at 9% per annum from the date hereof.

13. That the Sheriff take receipts from the respective parties to whom he may have made payment, as aforesaid, and file same with his report of sale and distribution in this Court; that if after the payment of all of the above items there shall be a

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remainder, he hold the surplus subject to the further order of this Court, and if there be not sufficient funds to pay in full the amounts found due herein, he specify the amount of deficiency in his report of sale.

14. That plaintiff shall be entitled to a lien upon the rents, issues and profits from the premises herein during the full period 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.

15. That the date of service of summons of the defendant, Michael Thomas the owner of the equity of redemption herein, was September 11, 1983.

16. That if the premises so sold shall not be redeemed within 6 months from the Sheriff's sale, as provided in Paragraph 10 herein, as provided by law, the defendants and all persons claiming under them, or any of them since the commencement of this suit, be forever barred and foreclosed of and from all rights and equity of redemption or claim in and to said premises, or any part thereof; and, in case said premises shall not be redeemed, then upon production to the Sheriff, or his successor, of said certificate of sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient deed of conveyance of said premises; that thereupon the grantee in such deed, or his legal 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 part thereof, or any person who may have come into such possession under them, or any of them, since the commencement of this suit, shall upon production of said Sheriff's deed of conveyance, surrender possession of said premises to said grantee, his representative or assigns, and in default of so doing, a writ of assistance shall issue.

17. The Court hereby retains jurisdiction of the subject matter of this cause, and of all the parties hereto, for the

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purpose of enforcing this judgment and appointing or continuing a Receiver herein at any time during the period of redemption.

18. The Court finds that there is no just cause for delay in the enforcement of or appeal from this judgment.

ENTER: _____

FILED
CLERK OF THE CIRCUIT COURT OF
MICHIGAN
OCT 2 - 1905
JUDGE ANTHONY SCOTILLO
DEPUTY CLERK

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JAROS, TITTLE & O'TOOLE
Attorneys for Talman Home
69 West Washington Street
Chicago, Illinois 60602
726-2761
ID #90410

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03/20/2020

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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

..... The Talman Home Federal Savings & Loan Assn. of Illinois plaintiff/petitioner
and Michael Thomas, et al defendant/respondent.

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

the seal of said Court, in said County, this .. 2nd ..

day of .. December .. 19 .. 85

Morgan M. Finley
..... Clerk

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2/13/6594

N.D

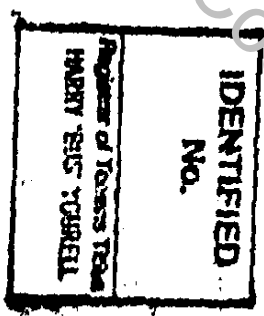
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Jones 1000 80 T 200
 219 W Washington
 Ch. W. 60602
 Stella Kaminicki

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