

UNOFFICIAL COPY

0 3 4 9 7 0 0 1

Property of Cook County Clerk's Office

3497680

Attorney: MORGAN M. FINLEY, Clerk.

RICHARD J. ELROD, Sheriff

RICHARD M. DALEY, State's Attorney

PLEASE, before the Honorable RICHARD M. DALEY, Judge 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 November 27th 85, in the year of our Lord, one thousand nine hundred and, and of the Independence of the United States of America, the two hundredth and, fifth centh

RICHARD L. CLUNKY

PRESENT: The Honorable

Judge of the Circuit Court of Cook County.

STATE OF ILLINOIS, ss. COUNTY OF COOK

UNITED STATES OF AMERICA

PLACITA JUDGMENT

(1084) CCDCH-6

3497680

46460 1-30-86

UNOFFICIAL COPY

The court further finds that there is due and owing to the defendants immediately hereafter stated. If any, the sum set forth as a lien(s) upon the subject premises and in favor of the lien and interest of the plaintiff pursuant to the verified pleadings filed

All the foregoing amounts have been accounted for in the Affidavit filed by Plaintiff.

TOTAL \$ 80,545.43

Principal, Accrued Interest and Advances by Plaintiff: \$ 79,568.71
Costs of Suit: \$ 526.72
Attorneys' Fees: \$ 450.00

That all the material allegations of the Complaint are true and proven; that by entry of this judgment for foreclosure and sale, the Mortgage and Note which is the subject matter of these proceedings is extinguished and merged into judgment and default no longer exists; but has been replaced by judgment, and that by virtue of the Mortgage, and the evidences of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and it has a valid subsisting lien on the property described hereafter for the following accounts:

It has jurisdiction to the parties hereto and the subject matter hereof.

THIS CAUSE having been duly heard by this Court upon the record hereinthe Court FINDS:

JUDGMENT FOR FORECLOSURE AND SALE

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

STATE OF ILLINOIS
COUNTY OF COOK

1ST FAMILY MORTGAGE CORP. OF FLORIDA

PLAINTIFF

VS

NO. 85 CH 8857

JAMES J. CIAMICO, a Bachelor; DEBRA A. EPP, a Bachelor; HARRY "BUS" YORELL, REGISTRAR OF TITLES; UNKNOWN OWNERS;
DEFENDANTS

0892680

herein:

NOTE

That by its terms said mortgage provides that the attorneys for the plaintiff shall be entitled to an award of reasonable attorneys' fees herein and that included in the above indebtedness are attorneys' fees; that the following sum is hereby allowed to the plaintiffs:

\$450.00

That under the provisions of said mortgage, the costs of foreclosure are an additional indebtedness for which the plaintiff should be reimbursed, and that such expenses are hereby allowed to the plaintiff.

That the mortgage described in the complaint and hereby foreclosed appears of record in the Office of the Recorder or Registrar of Deeds, Cook County, Illinois, as Document No. 315477, and the property herein referred to and directed to be sold is described as follows:

LCT 9484 IN INDIAN HILL SUBDIVISION UNIT NUMBER 10, BEING A SUBDIVISION OF CERTAIN LOTS AND PART OF VACATED STREETS AND WALKWAY IN INDIAN HILL SUBDIVISION UNIT 9, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 19 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

22406 THEISEN AVENUE
SAUK VILLAGE, ILLINOIS 60411

That the mortgage herein referred to secured a mortgage Note executed by:

JAMES J. DIAMICO, a bachelor; DEBRA A. ERB, a spinster;

That the rights and interests of all the defendants to this cause in and to the property hereinafore described are inferior to the lien of Plaintiff heretofore mentioned.

That the defendant(s) named in the caption hereof, excepting the Registrar of Titles and any party dismissed by Order of Court herein, are the owner(s) of the equity of redemption.

That the original Note and the original mortgage have been offered in evidence and exhibited in open Court, and Plaintiff is hereby given leave to withdraw the original Note and the original mortgage and in lieu thereof, substitute true and correct copies which are attached to the complaint filed herein, and no further copies need be filed.

IT IS ORDERED AND ADJUDGED that the last of the owners of the equity of redemption has been duly served with summons or by publication on October 4, 1983, and that the period of redemption shall expire and terminate on the date of sale herein, except

that the Court has jurisdiction to grant the redemption period herein as by statute provided in Secs. 12-129 of the 111. Civil Code of

UNOFFICIAL COPY

3497680

UNOFFICIAL COPY

That said Sheriff or Judge upon making such sales 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 sales and all acts and doings in connection therewith that the Sheriff or Judge take receipts from the respective parties to whom

(c) To the parties mentioned in Paragraph 3, if any, the sums mentioned therein with statutory interest except on attorneys' fees as their priorities appear.

(b) To the Plaintiff or its attorney of record, the amounts mentioned in Paragraph 2 of this judgment with statutory interest except on the attorneys' fees.

(a) Retain his fees, disbursements and commission on such sales

That out of the proceeds of such sales he shall make a distribution in the following order of priority:

Thereof as required by law. or certificates of sales and he shall file for record a duplicate shall execute and deliver to the purchaser or purchasers, certificate in lieu of cash that upon such sale being made, said Sheriff or Judge Plaintiff's receipt for its distributive share of the proceeds of sale the successful bidder at the sale, the Sheriff or Judge may accept purchaser or purchasers at such sale that in the event Plaintiff is Plaintiff or any of the parties to this cause may become the publication of such sale or such announced subsequent date that proclamation by him at the time and place set by the notice of without further notice or publication of such sale by oral such sale so advertised and continue the same from time to time the Sheriff or Judge may in his discretion, for good reason, adjourn be not less than twenty (20) days before the date of said sale that circulation published in Cook County, Illinois, the first publication to week for three successive weeks in a secular newspaper of general and terms of such sale by publishing the same at least once in each That said Sheriff or Judge give public notice of the time, place

and State of Illinois. Room 702, Executive Office Building, Chicago, Cook County, Illinois in place ordinary and customary for such sales! the highest and best bidder for cash, by the Sheriff or Judge of Cook material injury to the parties in interest, be sold at public venue to appurtenances belonging thereto, or so much thereof as may be necessary hereinafore described, together with all improvements thereon and date of this judgment to the date of payment, and for the uses and attorneys' fees, at the rate of nine percent (9%) per annum from the days from the date of the entry of this judgment there shall be paid to the Plaintiff the respective sums with interest thereon (except on IT IS FURTHER ORDERED AND ADJUDGED that unless within three (3)

This judgment is entered pursuant to Sec. 12-125 of the Ill. Civil Code of Procedure. Procedure upon Petition properly presented and supported by Affidavit.

08926780

ENTER:

The court retains jurisdiction for the purpose of enforcement of this judgment, approval of sale, for the purpose of appointing a Receiver and to determine the period of redemption as and by statute. Petition properly presented.

That there is no just cause for delaying the enforcement of this judgment or an appeal therefrom.

In the event the subject real estate is registered with the Registrar of Deeds of Cook County, Illinois, it is further ordered that the Registrar of Deeds is hereby directed to cancel the outstanding Certificate of Title and issue a new Certificate without requiring the surrender of the Mortgagee's Duplicate Certificate of Title.

That if the premises so sold shall not be redeemed according to and within the time provided by law, then upon issuance of a Sheriff's or Judicial Deed, the defendant, 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 of, in and to said premises, or any part thereof, and in case said premises shall not be redeemed as aforesaid, then upon the production to the Sheriff or Judge or his successor, of said Certificate of Sale by the legal holder thereof, said Sheriff or Judge shall execute and deliver to him a good and sufficient Deed of conveyance of said premises; and that thereupon the grantee or grantees in such Deed, or his or their legal representative 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, upon production of said Sheriff's or Judicial Deed of conveyance, surrender possession of said premises to said grantee or grantees, his or their representatives or assigns, and in default of so doing, a writ of Assistance shall issue.

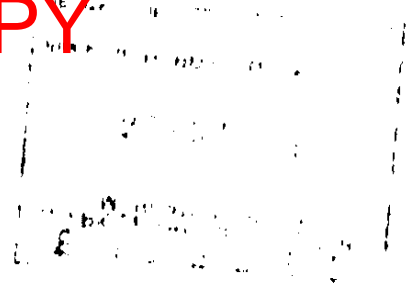
That Plaintiff shall be entitled to a lien upon the premises, the rents, issues and profits from the premises involved herein during the statutory period of redemption for the amount of such deficiency, and any sum advanced for the purpose of taxes, maintenance, insurance and preservation of said property, whether or not a redemption is made from the sale hereunder prior to the expiration of said period of redemption.

It may have made payments as aforesaid, and file same with his report of sale and distribution in this Court, that if after the payment of all the foregoing items there shall be a remainder, he holds the surplus subject to the further order of this Court, and that if there be insufficient funds to pay in full amounts found due herein, he specify the amount of deficiency in his report of sale. That Plaintiff shall be entitled to a deficiency for such amount in R.M. or IN PERSONAM as by the Court determined upon Petition of the Plaintiff to approve the report of sale and distribution of said Sheriff or Judge.

0897680

NOV 27 1985
RICHARD L. QUINN
MORGAN, W. H. QUINN, JR.
MORGAN, W. H. QUINN, JR.

UNOFFICIAL COPY



Property of Cook County Clerk's Office

UNOFFICIAL COPY

0 3 4 9 / 3 3

3497680

Property of Cook County Clerk's Office

PIERCE & ASSOCIATES
ATTORNEYS FOR PLAINTIFF
SEVENTH FLOOR
30 SOUTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60603
TEL. (312)-346-9098
ATTORNEY CODE #91220
PAR53401

UNOFFICIAL COPY

0 3 4 9 7 5 8 0

00
00
00
00
00
00

Property of Cook County Clerk's Office

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
... Int. Family Mortgage Corp. of Florida plaintiff/petitioner
and James J. Diamico, etc., 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

3197680

UNOFFICIAL COPY

1203935

3497680

3497680

3497680

SEARCHED	INDEXED
SERIALIZED	FILED
MAR 15 1985	
FBI - CHICAGO	
TITLES	
12-03935	YCF
2-24-86	260085-78

Property of Cook County Clerk's Office

Prison & Council
30 d. Meeting
City &
60603