

UNOFFICIAL COPY

0 3 5 0 3 5 (10-84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

3508603

STATE OF ILLINOIS,
COUNTY OF COOK

ss.



George M. Marovich

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 January 29th
in the year of our Lord, one thousand nine hundred and 86 and of the Independence
of the United States of America, the two hundredth and tenth

PRESENT: - The Honorable George M. Marovich
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

Property of Cook County Clerk's Office

3508603

UNOFFICIAL COPY

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

Community Bank & Trust Co. of
Edgewater
Plaintiff,

-v-
Luis H. Rivera, Norma Morales, Reinaldo
Muriel, Alida M. Canderlario, Alberto
Dominguez, H. Yourell, Registrar of
Titles, United States of America &
Unknown Owners

Defendants.

Case No.

85 CH 967 DEPUTY CLERK

9647

FILED
CLERK OF THE CIRCUIT COURT
JAN 29 1986
JUDGE GEORGE M. MAROVICH

JUDGMENT OF FORECLOSURE AND SALE

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

1. It has jurisdiction of the parties hereto and the subject matter hereof.
2. That all the material allegations contained in said complaint are true and proved and that the equities of this cause are with the Plaintiff.
3. That the date when the last of the owners of the equity of redemption were served with summons or by publication was
11/18/85
4. That by virtue of the mortgage and the evidence of indebtedness secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid and subsisting lien upon the hereinafter described property as follows:

Unpaid Principal	\$76,486.44
Accrued interest on unpaid principal from 1/1/85 to 1/28/86	10,678.73
Advances by Plaintiff	0
Costs of Suit	603.16
Plaintiff's Attorneys' fees	450.00
	<hr/>
TOTAL JUDGMENT INDEBTEDNESS	\$88,218.33

3508603

UNOFFICIAL COPY

0 3 5 0 3 6 0 3

5. The rights and interest of all the other parties to this cause, to the property hereinafter described, are inferior and subordinate to the liens of the Plaintiff.

6. The mortgage described in the complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois, as Doc. No. LR3336438 and the subject property is legally described as follows:

Lot 17 in Block 7 of Keeney and Penberthy's Addition to Pennock, being a Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

c/k/a 2414 N. Tripp

Chicago, IL

ID #12-27-418-026

ML

7. That the sum of \$ 450.00 is the usual and customary fee for such services as were performed by attorney for plaintiff, and that the other charges and expenses herein are reasonable, usual and customary.

8. That the Court further finds that neither mortgagor or his successor in interest, if any, in such mortgaged property, has made any payment to the Plaintiff as provided by Illinois Revised Statutes, Chapter 95, Section 57, prior to the date of this Judgement as therein provided.

9. That the Court further finds that the United States of America has an interest in the property by reason of Federal Tax Lien filed by the District Director of Internal Revenue at Chicago, IL on 2/26/84, recorded in the Office of the Recorder of Deeds of Cook County, IL as Doc. #7269412 against Luis Rivera whose address is shown as 2370 Glendale Terrace, Hanover Park, IL in the amount of \$2,012.97, which lien is subservient & subordinate to the lien of the plaintiff.

3508603

IT IS THEREFORE ORDERED 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 by RICHARD ELROD, Sheriff of Cook County, (or his successor in office, or deputy), in Room 704 of the Richard J. Daley Center. The 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 (3) successive weeks in some circular newspaper of general circulation published in the County of Cook and State of Illinois. The Plaintiff, or any of the parties to this cause, become the purchasers at such sale, and the Sheriff may adjourn or continue the same so advertised without further publication.
2. CERTIFICATE OF SALE: Upon the sale being made, the Sheriff shall execute and deliver to the purchaser a Certificate of Sale evidencing such purchaser and describing the premises 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 Sheriff shall file a duplicate of such Certificate of Sale in the Office of the Recorder of Deeds of Cook County, Illinois.
3. PROCEEDS AND REPORT OF SALE: Out of the proceeds of the sale, the Sheriff shall retain his fees and costs. Out of the remainder of such proceeds the Sheriff shall pay to the Plaintiff the amount by this Judgment found to be due to the Plaintiff with interest on said sum, less the listed Plaintiff's attorneys' fees, at the rate of Nine (9%) percent per annum from the date of this Judgment to the date of sale. If the Plaintiff is the successful bidder, he shall not pay money to the Sheriff (other than for the Sheriff'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 Sheriff shall then specify the amount of the deficiency in his Report of Sale. If such remainder shall be more than sufficient to pay such amounts and interest, the Sheriff shall hold the surplus subject to the further order of this Court.
4. PERIOD OF REDEMPTION: Upon the expiration of six (6) months from the date of sale, if the premises so sold shall not have been redeemed according 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.

3508603

800 5 347
3.1.

UNOFFICIAL COPY

0 3 5 0 3 6 0 3

5. SHERIFF'S DEED: If the premises are not redeemed as described above, the Sheriff shall execute and deliver to the legal holder of the Certificate 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 THE 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 this suit, shall, upon the production of the Sheriff's deed of conveyance, (or a photostatic copy thereof) surrender possession of the premises to said grantee in default of so doing, a Writ of Assistance shall then issue.

7. DOCUMENTS: That leave be and the same is hereby given to the Plaintiff to withdraw the original exhibits in evidence and to substitute photocopies thereof.

8. JURISDICTION: The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto for the purpose of enforcing this Judgment, and for appointing a Receiver during the redemption period if necessary.

ENTERED: _____

JUDGE

DATED: _____

FISHER AND FISHER # 3309
ATTORNEYS FOR PLAINTIFF
30 N. LaSalle St. Suite 2720
Chicago, Illinois 60602
(312) 372 - 4784

UNOFFICIAL COPY

0 3 5 0 3 6 0 ' 3'

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

Community Bank & Trust Co. of Edgewater plaintiff/petitioner

and Luis H. Rivera, et al defendant/respondent.

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

the seal of said Court, in said County, this 11th

day of April, 19. 86

Morgan M. Finley
Clerk

3508603

UNOFFICIAL COPY

1/397269

N/D
NCS

35038053

35038053
35038053
35038053

1397 269
 2799-1-135
 62333-86
 4-18-86

APR 18 9 53 AM '86

REGISTRAR OF TITLES

Property of Cook County Clerk's Office

FISHER AND FISHER
 ATTORNEYS AT LAW, P.C.
 30 N. LA SALLE STREET
 CHICAGO, ILLINOIS 60602