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PLACITA JUDGMENT

MARCH 5,

0351770383

(10-84) CCDCH-6

UNITED STATES OF AMERICA

3517206

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

ARTHUR L. DUNNE

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 17,
86
in the year of our Lord, one thousand nine hundred and and of the Independence
tenth
of the United States of America, the two hundredth and

PRESENT: - The Honorable ARTHUR L. DUNNE
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

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COMMISSION

CERTIFICATE OF SALE

RECORDING AND/OR REGISTRATION

TOTAL

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Property of Cook County Clerk's Office

2025/01/01

2025/01/01

[Handwritten initials]

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

FIRST SAVINGS AND LOAN ASSOCIATION
OF HEGEWISCH, a corporation under
the laws of the State of Illinois,
now known as FIRST FEDERAL SAVINGS
OF HEGEWISCH, a corporation under
the laws of the United States of
America,

Plaintiff

vs.

GEORGE W. CHANDLER, JR. and MARIE
S. CHANDLER, his wife, REGISTRAR OF
TITLES, Cook County, Illinois, and
UNKNOWN OWNERS,

Defendants

IN CHANCERY

FORECLOSURE

85CH 9603 ✓

DECREE OF FORECLOSURE AND SALE

This day comes the plaintiff, FIRST SAVINGS AND LOAN ASSOCIATION OF HEGEWISCH, now known as FIRST FEDERAL SAVINGS OF HEGEWISCH, by it's attorney, EDWARD E. BLOOM;

And it appearing to the Court that the plaintiff heretofore commenced this action by filing it's complaint against the defendants, GEORGE W. CHANDLER, JR. and MARIE S. CHANDLER, his wife, the REGISTRAR OF TITLES, Cook County, Illinois, and UNKNOWN OWNERS, that the affidavits required to make such unknown parties 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 manner provided by law;

Subject to possible U.S. Federal Tax Lien

3517206

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That the persons designated as UNKNOWN OWNERS included other persons who are interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some part thereof in this complaint described as tenants in possession; and in addition other persons who are interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some part thereof in this complaint; that the name of each of such other persons interested in this action is unknown to the plaintiff, and upon diligent inquiry cannot be ascertained, and all such persons are, therefore, made parties defendant to this action by the name and description of UNKNOWN OWNERS.

And the court having examined the files and records in this cause and having heard evidence and being fully advised in the premises find that each of the defendants in this cause has been duly and properly brought before the court, either through service of summons or publication, all in manner provided by law; that due and proper notice has been given to each of the defendants during the progress of this cause, as required by law and that the court now has jurisdiction over all of the parties to this cause and the subject matter hereof; that personal service of summons was given to defendants GEORGE W. CHANDLER, JR. and MARIE S. CHANDLER, his wife, and the REGISTRAR OF TITLES, Cook County, Illinois.

And it further appearing to the Court that all defen-

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dants failed to plead to plaintiff's complaint within the time required by law except the REGISTRAR OF TITLES, Cook County, Illinois, but therein made default, and that an order of default has been heretofore entered against the above mentioned defendants so failing to plead, and that plaintiff's complaint has been taken as confessed by and against all the defendants, except the REGISTRAR OF TITLES, Cook County, Illinois.

And this cause coming on now to be heard upon the complaint herein and upon all other pleadings and upon all the files and matters of record herein;

And it further appearing to the court that due notice of the presentation of this decree has been given to all parties entitled thereto, and the court being fully advised in the premises does find from the files, records and competent evidence herein as follows:

1. That all the material allegations of the Complaint are true and proven, and that by virtue of the mortgage and the evidence of indebtedness secured thereby alleged in the complaint, there is due to the plaintiff, and it has a valid and subsisting lien on the property described hereafter for the following amounts as of January 1, 1986:

Balance of principal and interest as of January 1, 1986		\$ 32,201.49
Tax Search and Federal Lien Search	\$ 18.00	
Filing Fee, this suit	81.00	
Summons Service	46.12	
Alias Summons	34.80	
Clerk/Court, Issue Alias Summons	2.00	
Record Lis Pendens	29.00	
Attorney's Fees	1,500.00	
Publication	188.50	
	<u>\$1,881.42</u>	<u>1,881.42</u>
Total Principal and Interest and Expenses not including Sheriff Commission		<u>\$ 34,082.91</u>

3517206

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2. That in said mortgage it is provided that the attorney for plaintiff is entitled to reasonable attorney's fees; that the sum of \$1,500.00 has been included in the above indebtedness as for said attorney's fees as provided in said mortgage; That said sum is the usual, customary and reasonable charge made by attorneys in like cases; and the said sum is hereby allowed to the plaintiff.

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

4. That the mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Registrar of Titles, Cook County, Illinois, on September 8, 1980, as Document No. 3176760, and was signed and executed by GEORGE W. CHANDLER and MARIE S. CHANDLER, his wife, who agreed to pay the mortgage indebtedness evidenced by the aforesaid Note and Mortgage, and to perform all of the obligations enumerated in said mortgage and note. That the property herein referred to and directed to be sold is described as follows:

South One Half (1/2) of LOT THIRTY ONE - - - (31)
LOT THIRTY TWO - - - - - (32)

In Phillips Subdivision of East 298.54 feet (except the South 224 feet of the Northwest Quarter (1/4) South West Quarter (1/4) of Section 32, Township 37 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, in accordance with Plat and Certificate of Correction thereof filed as Document No. 85533; commonly known as 13532 Avenue K, Chicago, Illinois.

PIN 26-32-307-021-0000 All MC

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5. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the plaintiff heretofore mentioned.

6. That the mortgage sought to be foreclosed herein was executed after August 7, 1961; that the lien of said mortgage is not governed by the provisions of Section 18 (a), 18 (b), 18 (c), or 18 (d) of Chapter 77, Illinois Revised Statutes, that the amount of the principal indebtedness secured by said mortgage and evidenced by said note was \$28,700.00.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that unless within three days from the entry of this decree, there shall be paid to the plaintiff, the sum of the principal balance and the accrued interest mentioned in Paragraph No. 1 of this decree with interest thereon at the lawful rate, together with all costs taxed herein, the real estate hereinabove described, 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, be sold at public vendue, to the highest and best bidder for cash by the Sheriff of Cook County, Illinois in Room 704 of the Chicago Civic Center, in the City of Chicago, County of Cook and State of Illinois.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said Sheriff give public notice of the time, place and terms of said sale by publishing the same at least once in each week for three

3517206

successive weeks in a secular newspaper of general circulation published in the County of Cook and State of Illinois; the first publication to be not less than twenty days before the date of said sale; that said Sheriff, in his discretion, for good cause shown, may adjourn said sale from time to time by appearing and notifying all parties present of the date and time of such continuance without further publication; that the plaintiff or any of the parties to this cause may become the purchaser or purchasers at such sale; that upon such sale being made, said Sheriff execute and deliver to the purchaser or purchasers a certificate or certificates of sale and record a duplicate thereof as required by law;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said sheriff, upon making such sale, 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 sale and his acts and doings in connection therewith; then out of the proceeds of such sale, he shall make distribution in the following order of priority;

- (a) For his fees, disbursements and commission on such sale;
- (b) To the plaintiff, the sum of the principal balance and the accrued interest mentioned in Paragraph No. 1 of this decree, with interest thereon at the Lawful rate, together with all costs taxed herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sheriff take receipts from the respective parties to whom he may

3517206

have made payment as aforesaid, and file the 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 hold the surplus subject to the further order of this court, to be paid to any other defendant having liens on the real estate in the order of priority so determined by this court, and that 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; in the event that the proceeds of the foreclosure sale are not sufficient to pay the full amount due the plaintiff, then a deficiency decree shall be entered in favor of the plaintiff and against GEORGE W. CHANDLER, JR. and MARIE S. CHANDLER, his wife, jointly and severally, holding them personally liable to pay such deficiency; and further, that said deficiency stand as a lien and apply against the rents, issues and profits accruing from said premises during the period of redemption, and that a receiver be appointed to collect the rents, issues and profits and to apply them upon said deficiency.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that on November 29, 1985, the owners of the equity of redemption in the premises hereinabove described were served with summons as required by law; that if the premises so sold shall not have been redeemed within six (6) months from the date of the Sheriff's sale, then the defendants and all persons claiming under them or any of them since the commencement of this suit, be forever

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barred, foreclosed of and from all rights and equity of redemption or claim or, in and to said premises or any part thereof, and in case said premises shall not be redeemed as aforesaid, then upon production to the Sheriff or his successor of said certificate or certificates 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; and that thereupon the grantee or grantees in such deed or his or her legal representatives or assigns be let into possession of said premises, and that any of the parties to this cause who shall be in possession of said premises or any portion 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 the production of said Sheriff's deed of conveyance surrender possession of said premises to said grantee or grantees, his or her representatives or assigns, and in default of so doing, a writ of assistance shall issue.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the attorney for plaintiff may withdraw from the files of this cause all original exhibits offered in evidence by them.

The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this decree, and expressly finds that there is no just reason for delaying the enforcement of this decree or an appeal therefrom.

ENTER: _____

JUDGE [Signature]
JAN 17 1946
CIRCUIT COURT 613

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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
FIRST SAVINGS & LOAN ASSOC., ETC. plaintiff/petitioner
and GEORGE W. CHANDLER JR., ET AL defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed
17th
the seal of said Court, in said County, this
January, 86
day of 19...

Morgan M. Finley Clerk

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1345605 NOS
NID

3517208

MAY 23 1986

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Case No.	1345605
File No.	2695-2-303
Date	5/23/86
Case No.	38847-153-1-80
Date	5/23/86

EDWARD E. BLOOM
ATTORNEY-AT-LAW
110511 EWING AVE.
CHICAGO, IL 60604
BA 1-324

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