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PLACITA JUDGMENT

UNITED STATES OF AMERICA

3528721

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

ANTHONY J. SCOTILLO

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 April 30th
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 ANTHONY J. SCOTILLO
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

Subject to Possible U.S. Federal Tax Lien

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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)
Plaintiff)

VS)

NO. 83CH 6979

MICHAEL THOMAS, ET AL)
Defendant)

AMENDED
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, on answer of The United States of America, by its attorney, Joan S. Laser, Assisant U.S. Attorney, 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 derendants, 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 defendant, 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.

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11/15/2011

STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE
JANUARY 10, 2012

REPORT

REPORT OF THE COMMISSIONERS OF THE STATE BOARD OF EDUCATION

The Board of Education of Cook County, Illinois, has the honor to acknowledge the receipt of the report of the State Board of Education, which was presented to the Senate on January 10, 2012. The report contains a detailed account of the activities of the Board during the year 2011, and a statement of the Board's plans for the year 2012. The Board of Education of Cook County, Illinois, is pleased to have the opportunity to review the report of the State Board of Education, and to express its appreciation for the Board's efforts to improve the quality of education in Illinois. The Board of Education of Cook County, Illinois, is committed to providing a high quality education for all students, and will continue to work closely with the State Board of Education to ensure that all students have the opportunity to succeed.

11/15/2011

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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:

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

Clerk	\$	92.20
Sheriff		75.28
Recorder of Deeds		123.00
Publication for service		209.70
Chicago Title Insurance		425.00
Photocopies		15.00
Attorneys' fees		750.00
TOTAL:	\$	1,690.18

(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 4/30/85		19,603.41
Property Inspections		231.50
PMI Insurance		345.60
Hazard Insurance		1,028.00
Real Estate Taxes		1,986.85
Bankruptcy fees		350.00
Late Charges		908.74
TOTAL:	\$	60,355.50

and, in addition to these amounts, additional advances including but not limited to, property inspections, real estates taxes, property maintenance, and insurance premiums incurred by the plaintiff after the date this judgment is entered and prior to the sheriff's sale.

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.

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6. That 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 Document No. 3205418 and the property herein referred to and directed to be sold is described as follows:

13-25-131-010-0000 EP
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 60618.

7. The Court further finds that Michael Thomas, the owner of the equity of redemption herein, were 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, United States of America, claims to have some right, title or interest hereby by virtue of its liens recorded as follows:

<u>Nature of Tax</u>	<u>Taxable Period</u>	<u>Assessment Date</u>	<u>Identifying Number</u>	<u>Amount of Assessment</u>
1040	12/31/79	06/02/80	26496373	\$569.68
1040	12/31/80	06/08/81	26496373	684.16
1040	12/31/81	06/07/82	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, The Talman Home Federal Savings and Loan Association of Illinois.

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

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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, in Room 704, Richard J. Daley Center, Chicago, Illinois.

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:

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- (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 United States of America, or its attorneys the amounts mentioned in paragraph 8 hereof, with interest thereon 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 remainder, he hold the surplus subject to the further order of this 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.

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

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

ENTER:

ENTERED CLERK OF THE CIRCUIT COURT MORGAN M. FINLEY
APR 30 1986
JUDGE ANTHONY J. SCOTILLO
DEPUTY CLERK

JAROS, TITTLE & O'TOOLE
69 West Washington Street
Chicago, Illinois 60602
726-2761
Attorneys' No. 00410

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SEARCHED	INDEXED	SERIALIZED	FILED
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CLERK OF COURT			
COURT HOUSE			
CHICAGO, ILL.			

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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
..... TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION . . . 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 1st
day of July 1986.

Morgan M. Finley Clerk

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REGISTRAR OF TITLES

506-86

Register of Titles	
Certificate of Title	
Serial 2738-2	
No.	1266594
Vol.	2738-2
Date	7-7-86
S. RAJAN	

Jacobs Title & Title
69 W. Washington St
Chicago 60608
786-3761

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