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PLACITA JUDGMENT

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(10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK } ss.

PLEAS, before the Honorable THOMAS J. O'BRIEN
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 March 26th
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 ... Cent).

PRESENT: The Honorable THOMAS J. O'BRIEN
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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

Fleet Mortgage Corp., f/k/a
Mortgage Associates, Inc.,
PLAINTIFF,

-vs-

Alexander O. Galindo, Donna Jo
Galindo, Harry "Bus" Yourell,
Registrar of Titles,
Beneficial Finance Co. of
Illinois, Inc.,
AND UNKNOWN OWNERS
DEFENDANTS.


NO. 86 CH 452
SHERIFF'S NO. NONE

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 of the complaint are true and proven, 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 hereinafter for the following accounts:

Principal, Accrued Interest and Advances by Plaintiff	\$52,790.81
Costs of Suit	\$449.36
Attorneys fees	\$350.00

TOTAL----- \$53,590.17

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

3. That in said mortgage it is provided that the attorneys for plaintiff are entitled to reasonable attorneys' fees; and that

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the sum of \$350.00 has been included in the above indebtedness as and for said attorneys' fees; that said sum is the usual, customary and reasonable charge made by attorneys in like cases and said sum is hereby allowed to the Plaintiff.

4. 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.

5. That the mortgage described in the complaint and hereby foreclosed appears of record in the Office of the Registrar of Titles and the property herein referred to and directed to be sold is described as follows:

Lot 385 in Richton Hills Second Addition, being a subdivision of part of the Southwest 1/4 of Section 27, Township 35 North, Range 13, East of the Third Principal Meridian, according to plat thereof registered in the office of the registrar of titles of Cook County, Illinois, on February 4, 1969 as Document Number 2434295, and surveyor's certificate of correction therefor registered March 12, 1969 as Document Number 2439592, and surveyor's certificate of correction therefor registered on May 6, 1969 as Document 2449349

Permanent Tax Number: 31-27-317-006, Vol. 180

Common Address: 22130 Churchill Drive, Richton Park, Illinois
60471

6. That the mortgage herein referred to secured a mortgage note executed by:

Alexander O. Galindo
Donna Jo Galindo

7. That the rights and interests of all the defendants to this cause in and to the property hereinbefore described, are inferior to the lien of plaintiff heretofore mentioned.

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and a copy of the same shall be filed in the office of the clerk of the court in which the same is pending, and the clerk of the court shall certify a copy of the same to the clerk of the court in which the same is filed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Judge of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

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8. That the following defendants are the owner(s) of the equity of redemption:

Alexander G. Galindo
Donna Jo Galindo

9. 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 period of redemption shall expire and terminate six (6) months after foreclosure sale as provided by Chapter 110, Section 12-12B, Illinois Code of Civil Procedure, as amended.

IT IS FURTHER ORDERED and ADJUDGED, that unless within three (3) 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 attorney's fees) at the rate of nine percent (9%) per annum from the date of this Judgment to the date of payment, and for the uses and benefits mentioned in Paragraph 2 of this Judgment, 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 Richard J. Elrod, Sheriff of Cook County in Room 704 of the Richard J. Daley Center, Chicago, Illinois

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ARTICLE IV (2) TERMS AND CONDITIONS OF EMPLOYMENT

The Board of Directors shall have the authority to hire, employ, discharge, suspend, demote, promote, transfer, reassign, and otherwise manage the personnel of the County.

The Board of Directors shall also have the authority to determine the compensation and benefits of the County employees.

The Board of Directors shall have the authority to determine the terms and conditions of employment for all County employees, including but not limited to the following:

1. The classification and description of the duties of each position.

2. The salary and benefits for each position.

3. The terms and conditions of employment, including but not limited to the following:

a. The hours of work and the day of the week.

b. The method of determining the seniority of employees.

c. The method of determining the promotion of employees.

d. The method of determining the discipline of employees.

e. The method of determining the termination of employees.

f. The method of determining the reinstatement of employees.

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That said Sheriff 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 (20) days before the date of said sale; that the Sheriff may, in his discretion for good reason, adjourn such sale so advertised and continue the same from time to time without further notice of publication of such sale by oral proclamation by him at the time and place set by the notice of publication of such sale or such announced subsequent date; that plaintiff or any of the parties to this cause, may become the purchaser or purchasers at such sale; that in the event plaintiff is the successful bidder at the sale, the Sheriff may accept plaintiff's receipt for its distributive share of the proceeds of sale in lieu of cash; that upon sale being made, said Sheriff shall execute and deliver to the purchaser or purchasers a Certificate or Certificates of sale and duplicates thereof and they shall record the same as required by law.

That out of the proceeds of such sale, he shall make distribution in the following order of priority:

- (a) Retain his fees, disbursements and commission on such sale;
- (b) To the Plaintiff, or its attorney of record, the amounts mentioned in Paragraph 2 of this Decree.

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,

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that the Sheriff take receipts from the respective parties to whom he 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 still be a remainder, he hold the surplus subject to the further order of this court, and that if there be insufficient funds to pay in full the 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 REM.

That Plaintiff shall be entitled to a lien upon the rents, issues and profits from the premises involved herein during the statutory 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.

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 Deed, 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 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 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; and that thereupon the grantee or grantees in such deed, or his or their legal representatives or assigns be let into possession of said premises; and that any of

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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 deed of conveyance, surrender possession of said premises to said grantor 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 Registrar of Titles is hereby directed to cancel the outstanding Certificate of Title and issue a new Certificate without surrendering the mortgagee's duplicate Certificate of Title.

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 the purpose of appointing or continuing a Receiver herein during the period of redemption.

JUDGE THOMAS J. O'BRIEN

ENTER:

MAR 26 1936

CIRCUIT COURT - 139

JUDGE

Dated: _____, 19__.

SHAPIRO & KREISMAN, P.C.
ATTORNEY # 91140
Attorneys for Plaintiff
1535 Lake Cook Road
Northbrook, Illinois 60062
312/564-9000

*32130 Churchill Dr.
Richton Pk., Ill., 60471*

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19__.

Clerk of the Court

[Name]

JUDGE THOMAS J. GRIFFIN

MAR 26 1988

CIRCUIT COURT - 138

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CHICAGO, ILLINOIS

CLERK OF THE COURT
COURT HOUSE
CHICAGO, ILLINOIS 60601
TELEPHONE (312) 443-2000
FAX (312) 443-2001

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SHAPIRO & KRESZMAN, P. C.
100 N. LA SALLE - SUITE 1210
CHICAGO, ILLINOIS 60602