

# UNOFFICIAL COPY

0 3 5 7 4 3 5 Form #20

Certificate No. 1420514 Document No. 3571681

TO THE REGISTRAR OF TITLES  
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached  
on the certificate 1420514 indicated affecting the  
following described premises, to-wit:

THE EAST TWENTY SIX (26) FEET OF LOT TWO (2) IN BLOCK ONE  
(1) IN BATEMAN'S SUBDIVISION OF LOT SEVEN (7) IN WARNER'S  
SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER (1/4) OF  
SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ~~THE~~ NORTH OF MILWAUKEE PLANK ROAD,  
IN COOK COUNTY, ILLINOIS

13-22-403-005 *DM*

C.H.A. *H.G.O.*  
4159 W. ANNISAN, CHICAGO

Section \_\_\_\_\_ Township \_\_\_\_\_ North, Range \_\_\_\_\_ East of the  
Third Principal Meridian, Cook County, Illinois.

*[Signature]*

CHICAGO, ILLINOIS 11/10 1996.

3571681

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

3571681

035746 (10/84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK      ss.

**ROGER J. KILEY, JR.**

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 ... -SEPTEMBER 15th .....  
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 ... -ELEVENTH .....



PRESENT: - The Honorable ... **ROGER J. KILEY, JR.** .....  
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

3571681

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0 3 5 7 4 6 0 1

STATE OF ILLINOIS) )  
 ) §§  
COUNTY OF COOK ) )

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

RAITHLIN BUILDERS CORP., )  
an Illinois corporation, )  
-vs- )

NO. : 86 CH 5573

CARMEN SANTIAGO, ORLANDO ORTIZ, )  
CARMEN CABAN a/k/a CARMEN CABAN, )  
MIGUEL ALEXIS BURGON a/k/a MIGUEL )  
ALEXIS a/k/a MIGUEL BURGOS, ROSA )  
BURGOS, CHICAGO TITLE & TRUST COM- )  
PANY as Trustee under doc. no. )  
3184255 & identified as doc. no. )  
662793, and REGISTRAR OF TITLES OF )  
COOK COUNTY, ILLINOIS, etc. )  
)  
)  
)  
)

3571681

## JUDGMENT OF FORECLOSURE AND SALE

This day come the plaintiff, authorized to do business in the State of Illinois, by RICHARD W. MICHAL, P.C., its attorney, for a Judgment of Foreclosure and Sale and the Court having examined the pleadings and the evidence, oral and documentary, received in open court and the files and records in this cause, and the Court being fully advised in the premises, FINDS:

- 1) That the plaintiff heretofore commenced this action by filing its Complaint against the above defendants and that the affidavits required to

UNOFFICIAL COPY

Property of Cook County Clerk's Office

make such unknown parties defendants to this action were duly filed and Unknown Owners and Nonrecord Claimants, if any, have been duly and regularly made parties defendant to this action in a manner provided by law;

2) 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 this Court now has jurisdiction over all of the parties to this cause and the subject matter hereto;

3) That all of the defendants failed to plead to plaintiff's complaint within the time required by law, and therein made default, except the defendant(s), REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS

An Order of Default has been entered against the above mentioned defaulted defendants, so failing to plead and the plaintiff's complaint has been taken as confessed by and against all of the defaulted defendants herein;

4) The plaintiff having made a Motion for Summary Judgment against the defendant(s) CARMEN SANTIAGO, ORLANDO ORTIZ, CARMEN CABAN a/k/a CARMEN CABAN, MIGUEL ALEXIS BURGON a/k/a MIGUEL ALEXIS a/k/a MIGUEL BURGOS

and the Court having considered said Motion and the Affidavit filed in support and having found that there are no genuine issues of material fact involving said parties hereby enters summary judgment in favor of plaintiff and

3571681

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

0 3 5 7 4 5 8 1

against said defendant(s);

5) 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:

Principal balance and accrued interest as of August 20, 1986	\$ 61,573.92
Costs of Suit	389.30
Attorneys Fees	1,542.50
Anticipated Additional Costs	
TOTAL	<u>\$ 63,505.72</u>

6) That in said mortgage, it is provided that the attorneys for plaintiff are entitled to reasonable attorneys' fees; that the sum of \$1,542.50. has been included in the above indebtedness as and for said attorneys' fees as provided in said mortgage; that said sum is the usual customary and reasonable charge made by attorneys in like cases; and that said sum is hereby allowed to the plaintiff and is an additional lien upon the above premises;

7) That under the provisions of said mortgage the expenses and costs of this foreclosure action and other items necessary for the protection of plaintiffs' lien are an additional indebtedness for which the plaintiff should be reimbursed, and that such expenses are hereby allowed to the plaintiff.

3574681

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0 3 5 7 4 6 3 1

8) That the mortgage described in the Complaint and hereby foreclosed appears of record in the Office of Registrar of Cook County, Illinois on October 21, 1980 as Document No. 3184255 and the property herein referred to and directed to be sold is described as follows:

See Exhibit "A" attached hereto and made a part hereof, commonly known as 4159 W. Addison St., Chicago, Illinois

9) 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.

10) 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 Sections 12-124, 12-125, 12-126 or 12-127 of Chapter 110, Illinois Revised Statutes, and that the above-mentioned defendants are the owners of the equity of redemption.\*

IT IS THEREFORE ORDERED AND ADJUDGED that unless within three days from the entry of this Judgment, there shall be paid to the plaintiff, the sum of the principal balance, and the accrued interest mentioned in paragraph five (5) of this Judgment 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,

3574691

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0 3 5 7 4 6 5 1

be sold at public vendue, to the highest and best bidder for cash by the Sheriff of Cook County, Illinois, in the City of Chicago, Illinois.

IT IS FURTHER ORDERED AND ADJUDGED 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 consecutive weeks in a secular newspaper of general circulation published in the County of Cook, State of Illinois; the first publication to be not less than twenty(20) 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 shall execute and deliver to the purchaser or purchasers a certificate or certificates of sale and record in duplicate thereof as required by law.

IT IS FURTHER ORDERED AND ADJUDGED 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 doing in connection therewith; that out of the proceeds of such sale, he shall make distribution in the following order of priority:

- a) To the Sheriff for his fees, disbursements and commissions on such sale;

UNOFFICIAL COPY

Property of Cook County Clerk's Office

- b) To the plaintiff, the sum of the principal balance and the accrued interest mentioned in paragraph five(5) of the Judgment with interest thereon at the lawful rate, together with all costs taxes herein

IT IS FURTHER ORDERED AND ADJUDGED that the Sheriff take receipts from the respective parties to whom he may have made payments as aforesaid, and file the same with his report of sale and distribution in this court; that, if after the payments of all the foregoing items, there shall be a remainder, he hold the surplus subject to the further order of this Court, and that if there be not sufficient funds to pay in full the amounts found due herein, he specify the amount of the deficiency in his Report of Sale; 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 may be appointed to collect rents, issues and profits accruing from said premises during the period of redemption to apply them upon said deficiency; further that the plaintiff shall have a personal judgment in the amount of said deficiency against CARMEN SANTIAGO, ORLANDO ORTIZ, MIGUEL ALEXIS BURGON a/k/a MIGUEL ALEXIS a/k/a MIGUEL BURGOS

3574681

and enforcement thereof as provided by law.

IT IS FURTHER ORDERED AND ADJUDGED that on July 11, 1986 the Court gained jurisdiction over all party defendants to the Foreclosure as required by law; that if the premises so sold shall not have been redeemed

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

0 3 5 7 4 6 8 1

within six(6) months from sale, then the defendants and all persons claiming under them or any of them since the commencement of this suit, be forever barred, 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 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 in to 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 or a certified copy thereof, 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 AND ADJUDGED that the attorneys for the 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 Judgment, and expressly finds that there is no just reason for delaying the enforcement of this Judgment or an appeal therefrom.

ENTER:

Judge

<b>ENTERED</b> CLERK OF THE CIRCUIT COURT MORCAN M. FINLEY
SEP 15 1986
JUDGE ROGER J. KILEY, JR. DEPUTY CLERK <u>147</u>

# 06915

RICHARD W. MICHAL, P.C.  
Attorneys for Plaintiff  
5438 North Milwaukee Avenue  
Chicago, IL 60630

775  
5441

3574681

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0 3 5 7 4 3 8 1

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:**

.....  
.....  
.....  
.....  
.....

3574691

in a certain cause lately pending in said Court, between .....

RAITHLIN BUILDERS CORP., etc., ..... plaintiff/petitioner

and CARMEN SANTIAGO, et al., ..... defendant/respondent.

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

the seal of said Court, in said County, this 9th

day of DECEMBER 19. . . . .

*Morgan M. Finley* Clerk

UNOFFICIAL COPY

1420514  
1420514

3574681

1420514  
258  
57503  
3574681 10-86

WHILE 70:

3574681  
3574681  
LAME

4711 GOLF RD #408  
SPRINGFIELD ILL. 60076

Property of Cook County Clerk's Office