

ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, organized and existing under and by virtue of the laws of the United States of America and authorized to do business in Illinois and having its principal place of business in the City of Chicago, State of Illinois, Party of the First Part, for value received, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto

TALMAN HOME MORTGAGE CORPORATION

Party of the Second Part, its successors and assigns, a certain indenture of mortgage dated the 3rd day of March, A.D. 19 80 made by

Ignacio Moreno, Consuelo A. Moreno, his wife & Ignacio A. Moreno, Joel A. Moreno, never married

to it, securing the payment of one promissory note therein described for the sum of

FIFTY TWO THOUSAND AND NO/100THS

DOLLARS (\$ 52,000.00)

and all right, title and interest in and to the premises situated the County of Cook and State of Illinois and described in said mortgage as follows; to-wit:

The West Twelve and one half (12½) feet of

LOT NINETEEN (19)

All of LOT TWENTY (20)

In Parker's Subdivision of Block Fifty eight (58), in the Subdivision of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian.

2249 W. 21st Ave
17-19-319-005-0000-19
17-19-319-006-0000-20 AA

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Which said mortgage is recorded in the office of the Registrar of Cook County, in the State of Illinois, in Book No. at Page as Document No. 3151767, together with the said note therein described, and the money due or to grow due thereon, with the interest:

TO HAVE AND HOLD the same unto the said party of the second part, its successors and assigns, forever; subject only to the provisions contained in the said indenture of mortgage.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by its Vice President and attested by its Real Estate Officer and its corporate seal to be hereunto affixed this

1st day of May, A.D. 19 86

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO

BY [Signature] ITS Vice President

ATTEST:
(SEAL)

[Signature] Real Estate Officer

STATE OF ILLINOIS)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to the foregoing instrument are personally known to be duly authorized officers of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said association for the uses and purposes therein set forth, and the said Real Estate Officer did also then and there acknowledge that he as custodian of the corporate seal of said association did affix the same to said instrument as his own free and voluntary act and the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of May, A.D. 19 86

This instrument was prepared by:
Name: Shirley A. Sanase
Address: 231 S. LaSalle Street
Chicago, Illinois 60693

[Signature] NOTARY PUBLIC--My commission expires: (SEAL) MAY 5 1988

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CHICAGO TITLE INS.
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25-2336

Property of Cook County Clerk's Office

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

Fleet Mortgage Corp.,

PLAINTIFF,

-vs-

Jesse B. McGunder, Beverly
Bank, as Trustee, UTA#8-7763,
Harry "Bus" Youniss, Registrar
of Titles, and UNKNOWN OWNERS

DEFENDANTS.

NO. 85 CH 11257

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	\$46,993.81
Costs of Suit	\$ 556.84
Attorneys fees	\$ 475.00

TOTAL \$48,025.65

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

3. That under the provisions of said mortgage the costs of foreclosure and reasonable attorneys fees are an additional indebtedness for which the plaintiff should be reimbursed and that such expenses and reasonable attorneys fees are hereby

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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 and the property herein referred to and directed to be sold is described as follows:

The South 3 feet of the North Half (1/2) of Lot 18; Lot 18 (except the North 1/2 thereof) and all of Lot 19 in Block 'D' in Academy Addition, to Harvey, a subdivision of that part of the Northwest 1/4 of Section 9, Township 36 North, Range 14, East of the Third Principal Meridian lying South of the Calumet River and West of the Illinois Central Railroad, and all of that part of the Northeast 1/4 of Section 8, Township 36 North, Range 14, East of the Third Principal Meridian, lying South of the Calumet River, excepting that part of said Northeast 1/4 lying South of Thornton Road and excepting also the South 35 acres of the East 1/2 of the West 1/2 of said Northeast 1/4 in Cook County, Illinois.

Permanent Index Number 29-08-206-050, Vol. 200.
Permanent Index Number 29-08-206-051, Vol. 200.

Common Address: 14454 Sangamon, Harvey, Illinois 60426

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

6. 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 therefore 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 12-128, Illinois Code of Civil Procedure, as amended, unless shortened, by further order of Court.

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

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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.

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 which shall be recorded 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 amount mentioned in Paragraph 2 of this Decree.
- (c) That if the proceeds of sale shall be more than sufficient to pay said Sheriff's fees and commissions and all sums due Plaintiff, the surplus shall be paid to Defendant, , not to exceed the amount set forth in paragraph seven (7) of the findings of this decree, or to the extent that it may reach, together with interest at 9% per annum from the date of this decree to the date of payment.

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; 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 remainder, he hold the surplus subject to the further order of

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this court, and that if there be insufficient funds to pay in full the amounts found herein, he specify the amount of deficiency for such amount.

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 proved 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 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, upon 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 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 hereto 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.

ENTER:

JUDGE

ENTERED	
CLERK OF THE CIRCUIT COURT	
MORGAN MARYLAND	
NOV 20 1986	
JUDGE RICHARD L. CURRY	DEPUTY CLERK _____

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DATED: _____

SHAPIRO & KREISMAN, P.C.
Attorneys for Plaintiff
1161 A Lake Cook Road
Deerfield, Illinois 60015
(312) 945-6040
ATTY # 91140

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1441341 Sangamon
Harvey Ill. 60424

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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:

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in a certain cause lately pending in said Court, between

..... FLEET MORTGAGE CORP. plaintiff/petitioner
and ESSE B. MC GRUDER, JR. defendant/respondent.

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

the seal of said Court, in said County, this ... 24th ...

day of ... NOVEMBER ... 19... 86

Morgan M. Finley Clerk

DATE	NOV 24 1986
ACT	1986
BY	
CLERK OF COURT	

(10-84) CCD
CICERO ILLINOIS 60608
1001 CHRYSLER DRIVE
2ND FLOOR
CHRYSLER & GRIGORI
MCCORMACK

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Property of Cook County Clerk's Office

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Registrar of Titles Enter this document on <u>3593655</u> title No. <u>78405-86</u> Vol. <u>28401</u> Page <u>224</u>	Date <u>2/23/89</u> CAMERONE <i>[Signature]</i>
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SHAPIRO & KREISMAN, P.C.
300 N. LA SALLE - SUITE 1200
CHICAGO, ILLINOIS 60602

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