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86-4696

IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

Federal National Mortgage Association )

PLAINTIFF, )

-vs- )

Alfred J. Williams, Spencer M. Williams, Fleet Mortgage Corp., United States of America, Harry "Bus" Yourell, Registrar of Titles )

DEFENDANTS. )

ND. 86 C 9857  
Honorable Judge  
Norgle

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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 thereof.
2. That all the material allegations contained in said Complaint are true and proven.
3. The date when the last of the owners of the equity of redemption were served with summons or by publication was January 20, 1987.
4. That by virtue of the mortgage and the evidence of the indebtedness secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid lien upon the hereinafter described property, as follows:

Unpaid Principal	\$43,173.63
Accrued Interest on	
Unpaid Principal	4,101.48
Advances by Plaintiff	412.88
Costs of Suit	526.20
Plaintiff's Attorneys' Fees	575.00
<b>TOTAL JUDGMENT INDEBTEDNESS</b>	<b>\$48,789.19</b>

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5. The rights and interest of all the other parties to this cause to the property hereinafter described are inferior and subordinate to the lien of the Plaintiff.

The Court further finds that the defendant, United States of America, has a lien by virtue of a Notice of Federal Tax Lien by the District Director of Internal Revenue with the Recorder of Deeds of Cook County, Illinois, against Alfred Williams for taxes as follows:

TAX	RECORD DATE	DOC NO.	AMOUNT
1040	6-15-83	26643322	\$4,378.53

Further, that on such assessment date, the District Director of the Internal Revenue Service signed the applicable assessment list, and a demand for payment was made; that there is due and owing the United States of America the sum of \$4,378.53 plus penalties and statutory interest from the effective date to the date of payment.

That the lien of the defendant, United States of America, is a good and subsisting lien and is subordinate and inferior only to the liens of the Plaintiff herein.

6. 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. LR3034186 and the subject property is legally described as follows:

Lot 16 and the East 16.13 feet of Lot 17 in Block 2 in the Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 3202 Madison Street, Bellwood, Illinois.

Permanent Tax Number: <sup>ABO</sup> 15-16-200-063, <sup>ALL</sup> Volume 167

IT IS THEREFORE ADJUDGED AND DECREED BY THIS COURT as follows:

1. SALE OF THE PREMISES: The premises hereinabove described, covered by the security foreclosed in this action, shall be sold at public venue at the County seat of the County wherein the subject premises are located by a Special Commissioner of this Court. The Commissioner shall give public notice of the time, place and terms of such sale by publishing the same at least once in each week for four (4) successive weeks in some secular newspaper of general circulation published in said County. The Plaintiff or any of the parties to this cause, may become the purchasers at such sale, and the Commissioner may adjourn or continue the sale so advertised without further publication.

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2. CERTIFICATE OF SALE: Upon the sale being made, the Commissioner shall execute and deliver to the purchaser a Certificate of Sale in duplicate evidencing such purchase and describing the premises purchased and the amount paid therefor, and the time when such purchaser will be entitled to a Deed to said premises if the premises are not redeemed according to law.

3. PROCEEDS AND REPORT OF SALE: Out of the proceeds of the sale, the Commissioner shall retain his reasonable fees and costs. Out of the remainder of such proceeds, the Commissioner shall pay the amount by this judgment found to be due to the Plaintiff with interest on said sum, less the listed Plaintiff's attorneys' fees, at the rate of Nine (9%) percent per annum from the date of this Judgment to the date of sale. If the Plaintiff is the successful bidder, he shall not pay money to the Special Commissioner (other than that for the Commissioner's costs and fees) but shall receive satisfaction of the total Judgment Indebtedness herein found due (with interest) to the extent covered by the remainder of the Sale proceeds. If the remainder of the proceeds shall not be sufficient to pay the above described amounts and interest the Commissioner shall then specify the amount of the deficiency in his Report of Sale. If such remainder shall be more than sufficient to pay such amounts and interest, the Commissioner shall hold the surplus subject to the further order of this Court.

4. PERIOD OF REDEMPTION: Upon the expiration of six (6) months from the date of sale, if the premises so sold shall not have been redeemed according to law, the defendant(s) and all persons claiming under them shall be forever barred and foreclosed from all right equity of redemption or claim of any kind to the premises or any part thereof.

5. COMMISSIONER'S DEED: If the premises are not redeemed as described above, the Commissioner shall execute and deliver to the legal holder of the Certificate of Sale a good and sufficient deed of conveyance of the premises. The grantee in such deed shall then be let into possession of the premises.

6. POSSESSION OF PREMISES: Any of the parties to this cause who shall be in possession of the premises (or any portion thereof) or any person who may have come into such possession since the commencement date of the suit, shall upon the production of the Commissioner's deed of conveyance, (or a photostatic copy thereof) surrender possession of the premises to said grantee; in default of so doing, a Writ of Assistance, shall then issue forthwith.

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7. JURISDICTION: 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.

DATED: 3/27/87

ENTER:

Charles R. Rongle

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

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HARRY HODSON, JR.  
REGISTRAR OF DEEDS

SHAFROD & KREISMAN, P. C.  
100 N. LA SALLE - SUITE 1210  
CHICAGO, ILLINOIS 60602

*John...  
Per Bob...*