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03343347(10-84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

PLEAS, before the Honorable . . . . DAVID J. SHIELDS, . . . .  
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 . . . . DECEMBER 9th, . . . .  
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 , DAVID J. SHIELDS . . . .  
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney  
JAMES E. O'GRADY  
~~RICHARD M. DALEY~~ Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF C O O K )

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

FINANCIAL FEDERAL SAVINGS AND )  
LOAN ASSOCIATION OF OLYMPIA )  
FIELDS, a corporation of the )  
United States of America, )

Plaintiff )

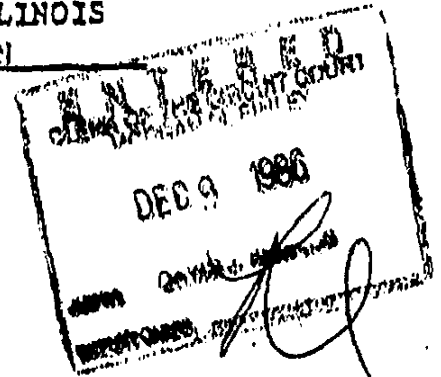
vs. )

ROBERT BOROS, et al., )

86-CH-2800

Defendants )

DECREE OF FORECLOSURE  
AND  
ORDER OF SALE



*Legal Follows Ndy*

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THIS CAUSE coming on again to be heard upon the Motion of SHERLOCK J. HARTNETT, attorney for the Plaintiff, and it appearing to the Court that all parties hereto were served with process as by statute provided and that an Order of Default has heretofore entered against all of the parties and defendants hereto and that due and sufficient notice has been given to all parties entitled to such notice of the application for this Decree of Foreclosure and Order of Sale and the Court being so advised:

BOTH FIND:

1. That this Court has jurisdiction of the parties hereto and the subject matter hereof.



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3. That the right, title, interest, claim or lien of all other parties and persons interested herein are subject to, subordinate and inferior to the superior, paramount and prior lien of the plaintiff being foreclosed herein and that the plaintiff is entitled to the relief as provided in this Decree of Foreclosure and Order of Sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there is due and owing to the plaintiff on account of the delinquencies herein the total sum of Thirty One Thousand Three Hundred Nine and 21/100 (\$31,309.21) Dollars being the total due to principal, interest and costs incurred in this proceeding and that the same is a valid, first and prior lien upon the premises involved and described herein and is prior, superior and paramount to the right, title, interest, claim or lien of all other persons and parties hereto.

IT IS FURTHER ORDERED that unless within three days from the entry of this Decree, there shall be paid to the plaintiff the sum of Thirty One Thousand Three Hundred Nine & 21/100 (\$31,309.21) Dollars together with interest as allowed by law, then the Sheriff of Cook County, Illinois, shall sell at public vendue for cash, to the highest bidder, the following described real estate, to-wit:

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UNIT NUMBER NE 302 NUMBER 1033 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF THE WEST 15 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF CHICAGO AND MICHIGAN CITY ROAD AND BURNHAM AVENUE, THENCE SOUTH IN THE CENTER LINE OF SAID BURNHAM AVENUE 360 FEET TO A POINT; THENCE EAST 296.76 FEET TO A POINT; THENCE NORTH 227.2 FEET TO A POINT IN THE CENTER LINE OF SAID CHICAGO AND MICHIGAN CITY ROAD; THENCE NORTHWESTERLY IN THE CENTER LINE OF SAID CHICAGO AND MICHIGAN CITY ROAD 325.25 FEET TO THE PLACE OF BEGINNING IN CALUMET CITY, COOK COUNTY, ILLINOIS; ALSO LOT 1 IN BLOCK 1 IN FOREST RIDGE ADDITION TO CALUMET CITY, A SUBDIVISION OF THE WEST 3/8 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 LYING SOUTH OF THE CENTER LINE OF CHICAGO AND MICHIGAN CITY ROAD, IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 24, 1972 ALSO KNOWN AS TRUST NUMBERS 3738, 3739, 3740, 3741, 3742 AND 3743 AND BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 11, 1972 ALSO KNOWN AS TRUST NUMBER 3813, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22238803; AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS LR2678114; TOGETHER WITH AN UNDIVIDED 1/43% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALSO TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 42 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS. and commonly known as Unit NE 302, 1033 Burnham Avenue, Calumet City, Illinois, 60409.

30-17-314-035-1096

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.

IT IS FURTHER ORDERED that the said Sheriff shall give public notice of the time, place and terms of such sale by publishing said notice at least once in each week for three (3) successive weeks in a secular newspaper of general circulation, published in Cook County, Illinois; the first publication of such notice shall be not less than 20 days prior to the date of said sale.

IT IS FURTHER ORDERED that the Sheriff may, in his discretion, adjourn said sale from time to time by proclamation at the time and place of said sale, without further publication of notice of sale.

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IT IS FURTHER ORDERED that the Plaintiff, or any of the parties to this cause, may become the purchaser at such sale, and if the plaintiff is the successful bidder, the amount due the plaintiff plus all costs, advances and fees hereunder shall be allowed as a credit upon such bid.

IT IS FURTHER ORDERED that upon such sale being made, the said Sheriff shall execute and deliver to the purchaser a certificate of sale and shall cause a duplicate of such certificate to be recorded or filed in the proper office all as required by law.

IT IS FURTHER ORDERED that out of the proceeds of sale the Sheriff shall retain his fees, disbursements and commissions and pay the balance to the plaintiff; if such balance shall not be sufficient to pay the amounts found to be due and owing to the plaintiff, then said Sheriff shall apply the same to the extent to which it may satisfy the indebtedness herein and he shall specify the amount of the deficiency in his Report of Sale; that said balance remaining shall be more than sufficient to pay the amount due and owing to the plaintiff, then the said Sheriff shall retain such excess to await the further order of this Court; that the Sheriff shall take receipt from the parties to whom he may have made payments as aforesaid and file the same with his Report of Sale.

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IT IS FURTHER ORDERED that the time to redeem herein will expire six (6) months after the Sheriff's sale of the premises herein as ordered and directed by this Decree of Foreclosure and Order of Sale, and that upon the expiration of said six (6) months, the holder and owner of the Certificate of Sale will be entitled to a deed to the said premises.

IT IS FURTHER ORDERED that upon the production and presentation to the said Sheriff, or his successor in office, of the said certificate of sale by the legal holder thereof, the Sheriff shall execute and deliver a good and sufficient deed of conveyance of the premises herein and that thereupon the grantee in such deed, or the legal representative, grantee or assignee shall be let into possession of the said premises.

IT IS FURTHER ORDERED that any of the parties to this cause, their successors, tenants or assignees who shall be in possession of the premises, or any person who may have come into such possession under them since the commencement of this proceedings shall, upon demand, surrender such possession to grantee, representative or assigns, and that upon failure to surrender possession a writ of assistance shall issue.

IT IS FURTHER ORDERED that this Court shall exercise jurisdiction of this cause for the purpose of entering such orders and further orders, writs, judgments and decrees as equity



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IT IS FURTHER ORDERED that the plaintiff be permitted to withdraw all original documents and substitute copies in lieu thereof.

IT IS FURTHER ORDERED that there is no just reason for delaying the enforcement of or appeal from this Decree.

ENTER:

DEC 9 1986 JUDGE  
J. J. ...

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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 . . . . .

FINANCIAL FEDERAL SAVINGS AND LOAN ASSOC. OF OLYMPIA FIELDS, . . . . . plaintiff/petitioner  
and . . . ROBERT BOROS, et al., . . . . . 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 . . . . . JULY, . . . . . 19. 87

*Morgan M. Finley* . . . . . Clerk

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FINANCIAL FEDERAL SAVINGS BANK  
1401 NORTH LARKIN AVE.  
JOLIET, ILLINOIS 60435

IDENTIFIED  
No.  
PRESIDENT  
HARRY EUS TOWELL  
LORD