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(10-84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS, |
COUNTY OF COOK | ss.

George M. Marcovich

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 May, 6,
in the year of our Lord, one thousand nine hundred and 87 and of the Independence
of the United States of America, the two hundredth and eleventh

PRESENT: - The Honorable George M. Marcovich
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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Sale date: 7/22/87

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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

STEEL CITY NATIONAL BANK OF CHICAGO,)
)
 Plaintiff)
)
 vs.) No. 86 CH 10804
)
 FRANK C. GARCIA, MARIA L. GARCIA, HARRY)
 ("BUS") YOUNELL, REGISTRAR OF TITLES,)
 STEEL CITY NATIONAL BANK OF CHICAGO, as)
 Trustee under a Trust Agreement dated)
 November 10, 1983 and known as Trust No.)
 2681, STEEL CITY NATIONAL BANK OF CHICAGO,)
 as Trustee under a Trust Deed dated)
 November 10, 1983 and recorded as Document)
 No. 3357072, AND UNKNOWN OWNERS,)
)
 Defendants.)

JUDGMENT OF FORECLOSURE AND SALE

Now comes the plaintiff, STEEL CITY NATIONAL BANK OF CHICAGO,
 by its attorneys, RUFF, WEIDENAAR & REIDY, LTD.,

And it appearing to the Court that the plaintiff, STEEL
 CITY NATIONAL BANK OF CHICAGO, has heretofore commenced this
 action by filing its Complaint against the defendants, FRANK C.
 GARCIA, MARIA L. GARCIA, HARRY ("BUS") YOUNELL, REGISTRAR OF TITLES,
 STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee under a Trust
 Agreement dated November 10, 1983 and known as Trust No. 2681,
 STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee under a Trust
 Deed dated November 10, 1983 and recorded as Document No. 3357072,
 AND UNKNOWN OWNERS: that the Affidavit required to make such
 Unknown Owners defendants to this action was duly filed and
 Unknown Owners and Non-Record Claimants have been duly and regularly

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made parties defendant to this action in the manner provided by law;

And it further appearing to the Court that the parties made defendants to this action by the name and description of Unknown Owners as above set forth include;

Those persons who are or may be interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some part thereof, in this complaint described, such as the persons who are or may be the owners (other than FRANK C. GARCIA and MARIA L. GARCIA) of the beneficial interest of that certain Trust known as STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee under a Trust Agreement dated November 10, 1983 and known as Trust No. 2681. That the name of each of such other persons is unknown to plaintiff and on diligent inquiry cannot be ascertained, and all such persons are therefore made parties defendant to this action by the name and description of Unknown Owners.

That in addition to the persons designated by name herein and to the unknown defendants hereinbefore referred to, there are other persons who are or may be interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some part thereof, in this complaint described; that the name of each of such other persons is unknown to plaintiff and on diligent inquiry cannot be ascertained, and all such persons are therefore made parties defendant to this action by the name and description of Unknown Owners.

And the Court having examined the files and records in this cause and having heard evidence and being fully advised in the premises finds that each of the defendants in this cause has been duly and properly brought before the Court either through service of summons, publication, publication and mailing, or the entry of an appearance, all in the 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

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Public Law 101-508, Title II, Section 202
of the Internal Revenue Code, as amended,
and the Regulations thereunder, shall apply

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and the Regulations thereunder, shall apply
to the extent that such provisions are not
inconsistent with the provisions of the
Internal Revenue Code, as amended,
and the Regulations thereunder, which
shall apply to the extent that such
provisions are not inconsistent with
the provisions of the Internal Revenue
Code, as amended, and the Regulations
thereunder.

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this Court now has jurisdiction over all the parties to this cause and the subject matter thereof;

And it further appearing to the Court that the defendants, STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee under a Trust Agreement dated November 10, 1983 and known as Trust No. 2681, STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee under a Trust Deed dated November 10, 1983 and recorded as Document No. 3357072, AND UNKNOWN OWNERS: have failed to plead to plaintiff's Complaint within the time required by law, and that an Order of Default has heretofore been entered against said defendants and the plaintiff's Complaint has been taken as confessed by and against said defendants.

And it further appearing to the court that a summary judgment has heretofore been entered in favor of the plaintiff and against the defendants FRANK C. GARCIA, MARIA L. GARCIA and HARRY ("BUS") YOURELL, Registrar of Titles.

And this cause coming on now to be heard upon the Complaint herein, and upon all other pleadings and upon all the files and matters of record herein, and upon evidence duly taken and received before the Court;

And it further appearing to the Court that due notice of the presentation of this Judgment has been given to all parties entitled thereto, and the Court having heard the arguments of counsel, and being advised in the premises, IT IS ORDERED, ADJUDGED AND DECREED as follows:

1. That this Court has jurisdiction over all the parties to this cause and of the subject matter of this cause.

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2. The Court further finds by virtue of the Trust Deed and evidence of indebtedness secured thereby alleged in the Complaint filed in this cause that there is due and owing to the plaintiff the sum of \$26,478.38 as of May 6, 1987, made up as follows:

(a) Principal balance on the Note secured by Trust Deed Document No. 3357072 including accrued interest and late charges	\$24,331.20
(b) Filing fees, Sheriff's fees, publication charges and title charges and miscellaneous expenses	647.18
Sub Total	<u>\$24,978.38</u>
(d) Attorney's fees incurred by the plaintiff in foreclosing the Mortgage	1,500.00
TOTAL	<u>\$26,478.38</u>

The Court further finds that the attorney's fees charged herein are reasonable, proper and customary as provided for in these matters.

3. The Court further finds that the plaintiff, STEEL CITY NATIONAL BANK OF CHICAGO has a first, valid, prior, superior and paramount lien on the premises hereinafter described for the aggregate sum of \$26,478.38 with interest on the sum of \$24,978.38 at 9% per annum from the entry of the Judgment to the date the payment is made to the plaintiff, together with such additional costs as may accrue or be taxed in these proceedings and together with attorney's fees as hereinafter established and that the plaintiff is entitled to the foreclosure of the mortgage owned by it and described in the Complaint filed in this cause and to the sale of the mortgaged premises to satisfy its lien herein found due.
4. The Trust Deed described in the Complaint filed in this cause and hereby foreclosed appears of record in the Office of the Registrar of Titles of Cook County, Illinois, as Document No. 3357072 as recorded on the 27th day of February 1984 and the premises herein referred to and directed to be sold is described as follows:

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 2006.

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Attest:

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Notary Public

Notary Public

Notary Public

Notary Public

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Notary Public

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Lot Thirty Eight, Lot Thirty Nine, Lot Forty

In block Sixty Nine (69) in the Subdivision made by the Calumet and Chicago Canal and Dock Company of parts of fractional sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian.

Commonly known as 9131-33 and 37 Houston Avenue, Chicago, Illinois 60617

Permanent Real Estate Tax No. ^{H A O.} 20-06-404-009-0000 *270-39.40*
20-06-404-010-0000 *270-38*

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that unless the defendants or some of them pay to the plaintiff within three (3) days from the entry of this Judgment the sum of \$26,478.38 together with interest at 9% on the sum of \$24,978.38 from the date of this Judgment to the date of payment of the sum of \$26,478.38 and interest, attorney's fees and additional costs accrued or taxed in or on account of these proceedings that the aforesaid premises be sold at public vendue to satisfy the lien of the plaintiff herein found due.

That such sale be held in Room 704 of the Richard J. Daley Center, Clark and Randolph Streets, Chicago, Illinois. That in and by notice and publication of sale to be given by the Sheriff, it shall be provided that the sale is pursuant to the terms and provisions of this Judgment, that said Notice of Sale shall be printed and published in the County of Cook and State of Illinois in a publication published for more than six (6) months prior to the publication of the first notice provided for hereby, that said notice of publication of sale shall appear in said newspaper or publication for three (3) successive weeks and shall provide the

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date of sale which shall be not less than twenty (20) days subsequent to the date of the first publication.

The Sheriff of Cook County, Illinois, pursuant to the said notice of sale shall appear at the time and place provided in said notice of sale and then and there offer at public vendue for cash to the highest and best cash bidder the premises hereinbefore described. 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 shall have the right to bid at said Sheriff's sale and apply the indebtedness due and owing to it by virtue of its lien on account of its bid; that the Sheriff of Cook County shall issue to the successful bidder at the sale hereinbefore provided for, his Sheriff's Certificate of Sale evidencing the purchase of said premises in the amount bid therefor.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that in the event said defendants or any of them shall fail to pay the amount hereinbefore found due within the time placed by this judgment and a sale of the premises is had pursuant thereto, the Sheriff of Cook County shall as soon as practical from the date of said sale report to the Court distribution of the proceeds of the sale; that all sums due plaintiff, by virtue of the lien of said party shall have first priority upon the proceeds of sale.

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like a lot of other people.

as I believe in your work.

and I would like to see you.

and I believe you are a very good person.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the beneficiaries of STEEL CITY NATIONAL BANK OF CHICAGO as Trustee under a Trust Agreement dated November 10, 1983 and known as Trust No. 2681, as mortgagor, have expressly waived any and all right of redemption from sale under any Order or Decree of Foreclosure of said mortgage as hereinbefore described, and that said waiver of the right of redemption from sale has been legal and proper in all respects and that the beneficiaries of mortgagor, STEEL CITY NATIONAL BANK OF CHICAGO as Trustee under a Trust Agreement dated November 10, 1983 and known as Trust No. 2681, on their own behalf and on behalf of each and every other person claiming thereunder and all defendants to this action are bound by such waiver.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon confirmation of such sale, the Sheriff of Cook County or his successor in office shall immediately execute and deliver to the purchaser a Sheriff's Deed describing and conveying the premises legally described herein, showing the amount bid therefore; thereupon the grantee of said Sheriff's Deed shall be let into possession of the premises, and that any of the parties to this cause who may be in possession of said premises, or any portion thereof, or any of them, since the commencement of this suit or the then occupants of the premises involved in these proceedings, upon the issuance of said Sheriff's Deed shall forthwith surrender possession thereof to such grantee and, in default of so doing, that a Writ of Assistance or such other writ as this Court shall deem proper may issue in accordance

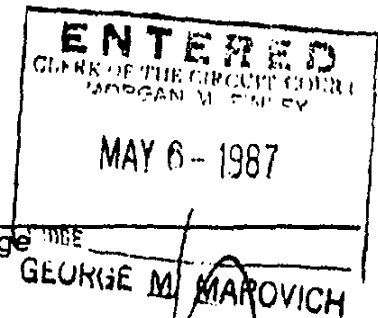
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with the practice of this Court. The Court expressly retains jurisdiction of this cause and all parties hereto for the purposes of issuing said Writ of Assistance.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the plaintiff is hereby given leave to withdraw and to retain the Exhibits herein offered in evidence by it for safekeeping and to substitute photostatic copies of the same subject to the further order of this Court.



ENTER: _____

Judge

GEORGE M. MAROVICH

Edward P. Freud
Attorneys for Plaintiff
RUFF, WEIDENAAR & REIDY, LTD.
One North LaSalle Street
Chicago, Illinois 60602
AN 3 3890
Firm I.D. 90713
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Official Record of the

County of Cook

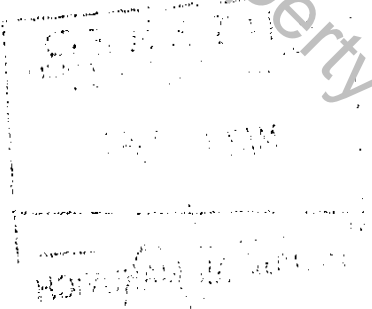
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Record of Deeds

Official Record of the

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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
STEEL CITY NATIONAL BANK OF CHICAGO, plaintiff/petitioner
and FRANK C. GARCIA, et al. defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed
the seal of said Court, in said County, this 10th
day of June 19. 87
Morgan M. Finley Clerk

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HARRY (BUS) YOURELL
REGISTRAR OF TITLES

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ON CERTIFICATE OF TITLE	
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SHERIFF	

EDWARD J. FAUCI

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STATE 4400

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