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(10-84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK ss.

RICHARD L. CURRY

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 28th
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 -TWELFTH

PRESENT: - The Honorable ... RICHARD L. CURRY ...
Judge of the Circuit Court of Cook County.

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

Attest: MORGAN M. FINLEY, Clerk.

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

CITICORP HOMEOWNER'S SERVICES, INC.,)
a corporation,)

Plaintiff,)

vs.)

GEORGE LLOYD, JR.,)
HARRY "BUS" YOURELL, Registrar of)
Titles of Cook County, Illinois; and)
UNKNOWN OWNERS,)

No. 87 CH 5325

Defendants.)

JUDGMENT OF FORECLOSURE AND SALE

This cause having been duly heard by this Court upon the record herein, the Court FINDS:

1. That it has jurisdiction of the parties to and the subject matter of this suit.
2. That all the material allegations of the Complaint are true and proven.
3. That by virtue of the Mortgage and Note secured thereby, alleged in the Complaint, there is due to the Plaintiff, and it has a valid and subsisting lien upon the hereinafter described property, for the following amounts:

For principal and interest as of September 28, 1987	\$58,442.10
Escrow advances for real estate taxes and insurance premiums	490.63
	<hr/>
	\$58,932.73

Clerk's fee	\$ 81.00	
Service of Summons	30.12	
Recording Lis Pendens Notice	32.00	
Title Charges	449.50	
Certified copies	2.50	
Reasonable attorney's fee	450.00	
Photocopies	14.00	
Publication for Service	<u>129.00</u>	<u>\$1,188.12</u>

Total \$60,120.85

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4. That the rights and interest of all the other parties to this cause in and to the property hereinafter described are inferior to the lien of the Plaintiff mentioned in Paragraph 3 of this Judgment.

5. That there is no just cause for delaying the enforcement of this Judgment, or an appeal therefrom.

6. That the premises described in the Complaint, and herein referred to and directed to be sold are described in Exhibit "A", attached hereto and made a part hereof.

IT IS ORDERED and ADJUDGED that the period of redemption shall expire and terminate six (6) months after the date of the Foreclosure Sale.

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, from the date of this Judgment to the date of payment and for the uses and benefits mentioned in Paragraph 3 of this Judgment, the real estate described in Exhibit "A", together with all improvements thereon and appurtenances belonging thereto, or so much thereof as may be neces-

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sary 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 the Sheriff of Cook County, Illinois, in Room 704, in the Daley Civic Center, in the City of Chicago, County of Cook, and State of Illinois.

That the said Sheriff give public notice of the time, place and terms of such sale by publishing same at least once in each week for three (3) successive weeks in a secular newspaper of general circulation, published in Chicago, Illinois, the first publication to be not less than twenty (20) days before the date of said sale; that said Sheriff may, in his discretion, for good reason, adjourn such sale so advertised and continue the same from time to time, without further notice or 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 in the event plaintiff is the successful bidder at the sale, said Sheriff may accept plaintiff's receipt for its distributive share of the proceeds of sale in lieu of cash; that upon such sale being made, said Sheriff shall execute and deliver to the purchaser, or purchasers, a Certificate, or Certificates, of Sale, and he shall file for record a duplicate thereof, as required by law.

That out of the proceeds of such sale, he shall make distribution in the following order or priority:

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- (a) Retain his fees, disbursements, and commission on such sale;
- (b) To the plaintiff, or its attorney of record, the amounts mentioned in Paragraph 3 of this Judgment.

That said Sheriff, upon making such sale, shall report the same to the Court for its approval, and he shall likewise report the distribution of the proceeds of sale; that if there shall be a surplus, he hold the surplus subject to the further order of this Court, and if there be insufficient funds to pay in full the amounts found due herein, he specify the amount of deficiency in his Report of Sale. That plaintiff shall be entitled to a 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 provided by law, 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

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then upon the production to the Sheriff, or his successor, of said Certificate of Sale by the holder, said Sheriff shall execute and deliver to him a deed of conveyance of said premises; and thereupon the grantee, or grantees, in such deed, or his or their legal representatives or assigns be let into possession of said premises; and 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, shall, upon production of said Sheriff's Deed, surrender possession of said premises to said grantee, his or her representatives or assigns, and in default of so doing a Writ of Assistance shall issue.

The Court hereby retains jurisdiction of the subject matter of this cause and of all 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.

IT IS FURTHER ORDERED, that upon the delivery of the Sheriff's Deed, the Registrar of Titles of Cook County, Illinois, is hereby directed to cancel the owners original Certificate of Title without requiring the delivery of same or the Mortgagee's Duplicate Certificate of Title, and to issue a new Certificate of Title to the grantee in said deed.

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ENTER: _____

J U D G E

ENTERED
APR 28 1938
R. CURTIS

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LEGAL DESCRIPTION

Lot 71 (except the West 8-1/3 feet thereof) and Lot 72 (except the East 8-1 feet thereof) in the Subdivision of Lot 18 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Said property is commonly known as 311 West 105th Street, Chicago, Illinois 60628.

PERMANENT TAX NUMBER;

AFO
25-16-210-016. *ALL*

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EXHIBIT "A"

CITICORP HOMEOWNERS SERVICES, INC. vs. GEORGE LLOYD, JR., et al

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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:

[Dotted lines for judgment text]

in a certain cause lately pending in said Court, between
CITICORP HOMEOWNER'S SERVICES, INC., etc., plaintiff/petitioner
and GEORGE LLOYD, JR., etc., et al., defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the seal of said Court, in said County, this 7th day of DECEMBER, 1987

Morgan M. Finley Clerk

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done

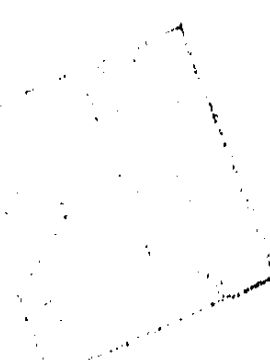
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HARRY BUSBY GIBELL
REGISTRAR OF TITLES

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