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JS-6

UNITED STATES DISTRICT COURT, NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION

Name of Assigned Judge	JUDGE NORDBERG	Sitting Judge if Other Than Assigned Judge	
Case Number	87 C 1229	Date	June 5, 1987
Case Title	Fireman's Fund Mortgage Corp. Richard L. Osborne, et al.		

MOTION: (In the following box (a) indicate the party filing the motion, e.g., plaintiff, defendant, 3d-party plaintiff, and (b) state briefly the nature of the motion being presented.)

Decree of Foreclosure and Sale
 Order of Default
 Order Appointing Special Commissioner

FISHER AND FISHER, Attys. at Law, P.C.

DOCKET ENTRY: (The balance of this form is reserved for notations by court staff.)

(1) Judgment is entered as follows. (2) [Other docket entry]

Enter decree of foreclosure and sale.

Enter order of default

Enter order appointing Thomas F. Johnson as special commissioner

(3) Filed motion of (use listing in "MOTION" box above) JUN 9 1987

(4) Brief in support of motion due _____

(5) Answer brief to motion due _____ Reply to answer brief due _____

(6) Hearing Ruling on _____ set for _____ at _____

(7) Status hearing held continued to set for re-set for _____ at _____

(8) Pretrial conference held continued to set for re-set for _____ at _____

(9) Trial set for re-set for _____ at _____

(10) Bench trial Jury trial Hearing held and continued to _____ at _____

(11) This case is dismissed without with prejudice and without costs by agreement pursuant to FRCP 4(j) (failure to serve) General Rule 21 (want of prosecution) FRCP 41(a)(1) FRCP 41(a)(2)

(12) [For further detail see order on the reverse of order attached to the original minute order form.]

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<input type="checkbox"/> No notices required. <input type="checkbox"/> Notices mailed by judge's staff. <input type="checkbox"/> Notified counsel by telephone. <input checked="" type="checkbox"/> Docketing to mail notices. <input type="checkbox"/> Mail AD #50 form.	COURT CLERK'S OFFICE U.S. DISTRICT COURT 1987 JUN -5 PM 4:10 FILED - E03	RAVEA M.F. JUN 08 1987 JUN 8 1987	number of notices	Document # 16
			Date/time received in central Clerk's Office	

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Fisher And Fisher
File # 15632

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

Fireman's Fund Mortgage Corp.)
f/k/a Manufacturers Hanover)
Mortgage Corp.)
Plaintiff)

vs)
Richard L. Osborne, Valerie A.)
Osborne, William C. Nelson,)
Sandra M. Nelson, Harry)
Yourell, Registrar of Titles)
and United States of America)
Defendants.)

No. 87 C 1229
Judge Nordberg

DOCKETED
JUN 08 1987

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 contained in said Complaint are true and proven.
3. The date when the last of the owners of the equity of redemption was served with summons or by publication was 2/21/87.
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	\$65,373.05
Accrued interest on unpaid principal	9,331.04
Advances by Plaintiff	2,845.54
Costs of Suit	796.00
Plaintiff's Attorneys' Fees	600.00
TOTAL JUDGMENT INDEBTEDNESS	\$76,943.63

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

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6. The mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deed of Cook County, Illinois, as Document No. LR3280239, and the subject property is legally described as follows:

Lot 29 in Block 22, in Hanover Highlands, Unit 3, Village of Hanover Park, Cook County, IL, a Subdivision of part of the Northeast 1/4 of Section 31, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, IL on May 19, 1964, as Document #LR2150586, in Cook County, IL c/k/a 6960 Orchard Lane, Hanover Park, IL 60103 Tax I.D. #07-31-217-029.

B.A.D.

7. That the Court further finds that the United States of America has an interest in the property by reason of Federal Tax Lien filed by the District Director of Internal Revenue at Chicago, Illinois, on August 10, 1981, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document #25693023 against Richard H. Osborne whose address is shown as 1631 Hinman, Evanston, IL, in the amount of \$10,299.75, which lien is subservient and subordinate to the lien of the plaintiff.

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 a newspaper of general circulation published in the said County. The Plaintiff or any of the parties to this cause, may become the purchasers at such sale, the Commissioner may adjourn or continue the sale so advertised without further publication.

2. CERTIFICATE OF SALE: Upon the sale being made, the Commissioner shall execute and deliver to the purchaser a Certificate of Sale 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. Within ten (10) days from the date of sale, the Commissioner shall file a duplicate of such Certificate of Sale in the Office of the Recorder of Deeds of said County.

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3. PROCEEDS AND REPORT OF SALE: Out of the proceeds of the sale, the Commissioner shall retain his 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 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 defendants 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, an Order for Possession shall then issue.

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:

6/5/87

ENTER

JUDGE

John A. Madberg

FISHER AND FISHER
Attorneys at Law, PC
Attorney for Plaintiff
30 N. LaSalle St.
Chicago, IL 60602
(312) 372-4784

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Fisher And Fisher
File # 15632

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

BOCKETED
JUN 08 1987

Fireman's Fund Mortgage Corp.)
f/k/a Manufacturers Hanover)
Mortgage Corp.)

Plaintiff)

vs)
Richard L. Osborne, Valerie A.)
Osborne, William C. Nelson,)
Sandra M. Nelson, Harry)
Yourell, Registrar of Titles)
and United States of America)
Defendants.)

No. 87 C 1229
Judge Nordberg

ORDER OF DEFAULT

On motion of the Plaintiff, due notice of the pendency of this suit having been given to the defendants, Richard L. Osborne, Valerie A. Osborne, William C. Nelson and Sandra M. Nelson

either by personal service of Summons or by Publication which notice in manner and content was in all respects as required by law, and pursuant to Order of Court heretofore entered and

Said defendants having failed to plead or otherwise defend pursuant to said Order of Court, and pursuant to said notice.

IT IS ORDERED that by this Court that the Complaint herein be taken as confessed against the said defendants.

DATED: _____

6/5/87

ENTERED: _____

John A. Nordberg
JUDGE

FISHER AND FISHER
Attorneys at Law PC
30 N. LaSalle
Chicago, IL 60602
(312)-372-4784

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Fisher And Fisher
File # 15632

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

DOCKETED
JUN 18 1987

Fireman's Fund Mortgage Corp.
f/k/a Manufacturers Hanover
Mortgage Corp.

Plaintiff

vs

Richard L. Osborne, Valerie A.
Osborne, William C. Nelson,
Sandra M. Nelson, Harry
Yourell, Registrar of Titles
and United States of America
Defendants.

No. 87 C 1229
Judge Nordberg

ORDER APPOINTING SPECIAL COMMISSIONER

IT IS ORDERED THAT James E. Johnson is hereby
appointed Special Commissioner of this Court for the purpose of
the sale at public vendue of the property that is the subject
matter of this action.

ENTERED: _____

John A. Nordberg
JUDGE

FISHER AND FISHER
Attorneys at Law PC
30 N. LaSalle St.
Chicago, IL 60602
(312)-372-4784

Cook County Clerk's Office

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