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PLACITA JUDGMENT

(10-84) CCDCH-6

UNITED STATES OF AMERICA

1413376  
2832-1  
189

STATE OF ILLINOIS,  
COUNTY OF COOK

SOPHIA H. HALL

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 .....  
November 3,  
87  
in the year of our Lord, one thousand nine hundred and ..... and of the Independence  
twelfth  
of the United States of America, the two hundredth and .....

SOPHIA H. HALL

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

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

Attest: MORGAN M. FINLEY, Clerk.

### NEW REAL ESTATE SALES

Today's Date \_\_\_\_\_ Sale Date \_\_\_\_\_ Sheriff's Sale # \_\_\_\_\_

Property Address:

\_\_\_\_\_ Street

\_\_\_\_\_ City

Attorney R/E # \_\_\_\_\_ Attorney: Yes  No

Plan \_\_\_\_\_

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Fisher And Fisher  
File # 15148

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

Talman Home Mortgage Corp.  
Plaintiff,

vs.

James E. Newell, Carol A.  
Newell, Harry Yourell,  
Registrar of Titles and  
Unknown Owners  
Defendants.

NO. 86 CH 10934

### 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 proved and that the equities of this cause are with the Plaintiff.
3. That the date when the last of the owners of the equity of redemption were served with summons or publication was:  
12/6/86
4. That by virtue of the mortgage and the evidence of indebtedness secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid and subsisting lien upon the hereinafter described property as follows:

Unpaid Principal	\$54,784.57
Accrued interest on unpaid principal from 12/1/86 to 11/3/87	5,921.63
Advances by Plaintiff	1,631.43
Costs of Suit	650.80
Plaintiff's Attorneys' fees	750.00
Late Charges	494.59
Bank Check Fee	10.00
Bankruptcy Costs & Fees	365.00
<b>TOTAL JUDGMENT INDEBTEDNESS</b>	<b>\$64,608.02</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 liens of the Plaintiff.

6. The mortgage described in the complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of this County, Illinois, as Doc. No. LR3364397 and the subject property is legally described as follows:

Lot 10 in Block 15 in Lincolnwood Subdivision, being a part of the Southeast 1/4 of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on August 7, 1957, as Doc. #LR1752498 in Cook County, Illinois.

c/k/a 245 Farragut, Park Forest, IL 60466  
ID #31-24-423-011 MAO

7. That the sum indicated in Paragraph 4 as plaintiff's attorneys fees is the usual and customary fee for such services as were performed by attorney for plaintiff, and that the other charges and expenses herein are reasonable, usual and customary.

8. That the Court further finds that neither mortgagor or his successor in interest, if any, in such mortgaged property, has made any payment to the Plaintiff as provided by Illinois Revised Statutes, Chapter 95, Section 57, prior to the date of this Judgment as therein provided.

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IT IS THEREFORE ORDERED BY THIS COURT as follows:

1. SALE OF THE PREMISES: The premises hereinabove described shall be sold at public vendue by JAMES O'GRADY, Sheriff of Cook County, (or his successor in office, or deputy), in Room 704 of the Richard J. Daley Center. The party conducting the Sale shall give public notice of the time, place and terms of such sale by publishing the same at least once in each week for three (3) successive weeks in a newspaper of general circulation published in this County. The Plaintiff, or any of the parties to this cause, become the purchasers at such sale, and the Sheriff may adjourn or continue the same so advertised without further publication.

2. CERTIFICATE OF SALE: Upon the sale being made, the party conducting this sale shall execute and deliver to the purchaser a Certificate of Sale evidencing such purchaser 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. A duplicate of such Certificate of Sale shall be recorded in the Office of the Recorder of Deeds of this County.

3. PROCEEDS AND REPORT OF SALE: Out of the proceeds of the sale, the party conducting the sale shall retain his fees and costs. Out of the remainder of such proceeds he shall pay to the Plaintiff 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 party conducting the sale (other than for the costs and fees) but shall receive satisfaction of the Total Decree 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 party conducting the sale 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 party conducting the sale 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 or redemption, or claim of any kind to the premises or any part thereof.

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5. ISSUANCE OF DEED: If the premises are not redeemed as described above, the party conducting this sale 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 THE 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 this suit, shall, upon the production of the deed of conveyance, (or a photostatic copy thereof) surrender possession of the premises to said grantee in default of so doing, an Order of Possession shall then issue.

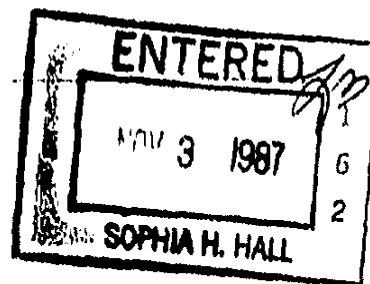
7. DOCUMENTS: That leave be and the same is hereby given to the Plaintiff to withdraw the original exhibits in evidence and to substitute photocopies thereof.

8. 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, and for appointing a Receiver during the redemption period if necessary.

ENTERED:

JUDGE

DATED: \_\_\_\_\_



FISHER AND FISHER  
Attorneys at Law PC  
ATTORNEYS FOR PLAINTIFF  
30 North LaSalle St.  
Chicago, IL 60602  
(312) 372-4784  
Atty ID 3309

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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 . . . . .  
TALMAN HOME MTGE CORP. . . . . plaintiff/petitioner  
and JAMES E. NEWELL, ET AL. . . . . defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed  
the seal of said Court, in said County, this 3rd  
day of November, 1987

*Morgan M. Finley* Clerk

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