

UNITED STATES OF AMERICA

STATE OF ILLINOIS, )  
COUNTY OF COOK ) ss.

George M. Marovich

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 ..... October 9,  
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

George M. Marovich  
PRESENT: The Honorable .....  
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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G. MAROVICH 135

STATE OF ILLINOIS

COUNTY OF COOK

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

TALMAN HOME FED. SAV. & LN. ASSOC. OF IL.

PLAINTIFF

VS.

GLADYS HOWARD, et al

FARMERS BANK AND TRUST COMPANY

VS.

TALMAN HOME FEDERAL SAVINGS AND LOAN, et al

JUDGMENT FOR FORECLOSURE AND SALE

NO. 35 CH 234  
Judge  
Thomas J. Martin

THIS CAUSE having been duly heard by this Court upon the records hereinto Court Files:

It has jurisdiction to the parties herein and the subject matter hereof.

That all the material allegations of the Complaint are true and proven; that by entry of this judgment for foreclosure and sale the mortgage and note which is the subject matter of these proceedings is extinguished and merged into judgment and default no longer exists; that has been replaced by judgment; and that by virtue of the foreclosure and the affidavits presented as evidence of indebtedness secured thereby the Complaint, there is due to the Plaintiff, and it has a valid substitution on the property described hereafter for the following accounts:

Principal, Accrued Interest and Advanced by Plaintiff:	\$ 12,782.72
Costs of Suit:	\$ 16.24
Attorney's Fees:	\$ 110.00
<b>TOTAL</b> .....	<b>\$ 13,148.96</b>

All the foregoing amounts have been advanced for in the Affidavit filed by Plaintiff.

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Case No. 03-71143

(Immediately, hereinafter stated, if any, the sums set forth, as a lien(s) upon the subject premises subordinate and inferior to the lien and interest of the Plaintiff pursuant to the verified pleadings filed herein:

The Court further finds that there is due and owing to FARMERS BANK & TRUST COMPANY, as a lien upon the subject real estate which is subordinate and inferior to the lien and interest of the Plaintiff herein, the sum of \$15,537.31, pursuant to the verified pleadings filed herein by FARMERS BANK & TRUST COMPANY.

That by its terms said mortgage provides that the attorneys for the Plaintiff shall be entitled to an award of reasonable attorneys fees herein, and that included in the above indebtedness are attorneys' fees, that the following sum is hereby allowed to the Plaintiff:

1050.00

That under the provisions of said Mortgage, the costs of foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses are hereby allowed to the Plaintiff.

That the Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder or Registrar of Deeds, Cook County, Illinois, as Document No. 2695525, and the property herein referred to and directed to be sold is described as follows:

LOTS EIGHTEEN (18) AND NINETEEN (19) IN THE SUBDIVISION OF THE EAST ONE HALF (1/2) OF LOT FORTY ONE (41) OF SCHOOL TRUSTERS' SUBDIVISION OF SECTION SEVEN (7), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMUNALY INCORPORATED:

34 WEST NORTH BEAUFORT  
CHICAGO, ILLINOIS 60610

That the Mortgage herein referred to secured a Mortgage Note executed by:

ELLY M. BRASS, 1874 A LADY'S GLEES

That she signed the interests of all the defendants to this cause in and to the property hereinbefore described are inferior to the lien of Plaintiff hereinafter mentioned.

That the defendant(s) named in the caption heretofore, excluding the solicitor of title, and any party dismissed by order of Court herein, are the defendant(s) of this County of Cook.

That the original case and the original mortgage have been offered in evidence and exhibited in open Court, and Plaintiff is hereby given leave to withdraw the original note and the original mortgage, and in lieu thereof, substitute true and correct copies which are attached to the Complaint filed herein, and no further copies need be filed.

IT IS ORDERED that the Court do hereby certify the list of the owners of the property hereinbefore described, and the amount of the indebtedness...

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publication on January 28, 1943 and that the period of redemption shall expire and terminate six (6) months after the date of sale herein, except that the Court retains jurisdiction to shorten the redemption period herein as by statute provided in Sec. 12-12 1/2 Ill. Code of Civil Procedure upon Petition properly presented and supported by Affidavit.

This Judgment is entered pursuant to Sec. 12-12 1/2 Ill. Code of Civil Procedure.

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 (except on attorneys' fees), at the rate of nine percent (9%) per annum from the date of this Judgment to the date of payment, and for the uses and benefits mentioned in Paragraph 2 of this Judgment, the real estate hereinabove described, 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, be sold at public venue to the highest and best bidder for cash, by the Sheriff or Judge of Cook County, Illinois in place ordinary and customary for such sales; Room 885 in the County Building, 117 1/2 Clark Street, Chicago, Illinois, Cook County, and State of Illinois.

That said Sheriff or Judge give public notice of the time, place and terms of such sale by publishing the same at least once in each week for three successive weeks in a secular newspaper of general circulation published in Cook County, Illinois, the first publication to be not less than twenty (20) days before the date of said sale; that the Sheriff or Judge have, in his discretion, for good reasons, adjourn such sale so advertised and continue the sale from time to time without further notice or publication of such sale; or, by proclamation by him at the time and place set in the notice of publication of such sale or such announced subsequent date; that Plaintiff or any of the parties to this cause, may become the purchaser or purchasers at such sale; that in the event Plaintiff is the successful bidder at the sale, the Sheriff or Judge may accept Plaintiff's receipt for his distributive share of the proceeds of sale in lieu of cash; that upon such sale being made, said Sheriff or Judge shall execute and deliver to the purchaser or purchasers, Certificates 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 of priority:

- (a) To the creditors, liens, disturbances and claims on such sale;
- (b) To the Plaintiff, or its attorney, or receiver, the amounts mentioned in Paragraph 2 of this Judgment with statutory interest, except on the attorneys' fees;
- (c) To the parties mentioned in Paragraph 1, if any, the sums mentioned therein with statutory interest, except on attorneys' fees, in their priorities order.

That said Sheriff or Judge, upon making such sale, shall with all

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confirmation, and he shall likewise report the distribution of the proceeds of sale and his acts and doings in connection therewith; that the Sheriff or Judge take receipts from the respective parties to whom he may have made payments as aforesaid, and file same with his report of sale and distribution in this Court; and that after the payment of all the foregoing items there shall be a remainder, he holds the surplus subject to the further order of this Court; and that if there be insufficient funds to pay in full 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 1% per cent or 1% PER ANNUM as by the Court determined, upon Petition of the Plaintiff to approve the report of sale and distribution of said Sheriff or Judge.

That Plaintiff shall be entitled to a lien upon the premises, the rents, issues and profits from the premises involved herein during the statutory period of redemption for the amount of such deficiency, and any sums advanced for the purpose of taxes, maintenance, insurance and preservation of said property, 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 then upon issuance of a Sheriff's or Judicial Order, 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 or in and to said premises, or any part thereof; and in case said premises shall not be redeemed as aforesaid, then upon the production to the Sheriff or Judge or his successors, of said Certificate of Sale by the legal holder thereof, said Sheriff or Judge shall execute and deliver to him a good and sufficient deed of conveyance of said premises; and that thereupon the grantees or grantees in such deed, or his or their legal representative or assigns be let into possession of said premises; and that 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 or Judicial Order of conveyance, surrender possession of said premises to said grantees or grantees, his or their representatives or assigns, and in default of so doing, writ of assistance shall issue.

In the event the subject real estate is registered with the Register of Terrans Titles of Cook County, Illinois, it is further ordered that the Register of Terrans Titles is hereby directed to cancel the registration Certificate of Title and issue a new Certificate without requiring the surrender of the Certificate duplicate Certificate of Title.

That there is no just cause for delaying the enforcement of this judgment or in any other respects.

The Court retains jurisdiction for the purpose of enforcement of this judgment, approval of sales, and the purpose of appointing a receiver and to set aside the period of redemption of the owners and holders of the equity of redemption as and by statute provided upon petition in writ of assistance.

87-1993

87-38 1231

*[Signature]*

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PERFECT & ASSOCIATES  
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24852544

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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:**

.....  
.....  
.....  
.....  
.....

in a certain cause lately pending in said Court, between .....

TALMAN HOME FEDERAL S&L ASSOC., ETC. . . . . plaintiff/petitioner

and . . . . . GLADYS HOWARD, ET AL . . . . . defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this . . . 19th . . . . .

day of . . . . . May, . . . . . 19<sup>88</sup>

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

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Registrar of Titles Cook County, Illinois	
No. 11833900 2372-2 451	Date 6/13/88

MPLC TO:

Michelle Bakwin  
Goldberg Kohn et al  
55 E. Monroe  
Suite 3708  
Chicago, IL 60603

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