

# UNOFFICIAL COPY 3723061

PLACITA JUDGMENT

0 3 7 2 3 0 3 (10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK ss.

PLEAS, before the Honorable ..... Thomas R. Rakowski .....  
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 ..... January 27, .....  
in the year of our Lord, one thousand nine hundred and ..... 88 and of the Independence  
of the United States of America, the two hundredth and ..... twelfth

PRESENT: The Honorable ..... Thomas R. Rakowski .....  
Judge of the Circuit Court of Cook County.

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

Attest: MORGAN M. FINLEY, Clerk.

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Our file No: 19266-2  
Loan No: 29-000055-3

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

PATHWAY FINANCIAL, successor  
to CRAWFORD SAVINGS AND LOAN  
ASSOCIATION

Plaintiff

v.

No. 87 CH 2424

PETER RAMIREZ, MARIA A.  
RAMIREZ; HARRY "BUS" YOURELL,  
REGISTRAR OF TITLES; WALLY  
MEHKISZ, Tenant; GRACE  
MEHKISZ, Tenant; CHARLENE  
WELSH, Tenant,  
UNKNOWN OWNERS AND NONRECORD  
CLAIMANTS

Defendants

## JUDGMENT OF FORECLOSURE AND SALE

This day comes the Plaintiff, PATHWAY FINANCIAL, successor to CRAWFORD SAVINGS AND LOAN ASSOCIATION, authorized to do business in the State of Illinois, by its attorneys, GOMBERG AND SHARFMAN, LTD.:

And it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the above Defendants and that the affidavits required to make such unknown party Defendants to this action were duly filed, and Unknown Owners and Nonrecord Claimants have been duly and regularly made party Defendants to this action in a manner provided by law;

That the persons designated as Unknown Owners included other persons who are interested in this action and who have or claim some right, title, interest or lien in, to or upon the real

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estate, or some part thereof in this Complaint described as tenants in possession who are 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; that the name of each of such other persons interested in this action is unknown to the Plaintiff and upon diligent inquiry cannot be ascertained, and all such persons are, therefore, made party Defendants 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 the evidence and being fully advised in the premises, finds that each of the Defendants in this cause have been duly and properly brought before the Court, either through service of summons or publication, 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 this Court now has jurisdiction over all of the parties to this cause and the subject matter hereto;

And an Order of Default having been entered against those Defendants who failed to plead to Plaintiff's Complaint within the time allowed by law;

And an Order for Summary Judgment having been entered against any Defendants who filed answers to the Plaintiff's Complaint;

And this cause coming on now to be heard upon the Complaint

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herein, and upon all other pleadings and upon all the files and matters of record herein;

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 being fully advised in the premises, does find from the files, records and competent evidence herein as follows:

1. That all the material allegations of the Complaint are true and proven, and that by virtue of the mortgage and the evidence of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and it has a valid and subsisting lien on the property described hereafter for the following amounts:

Principal Balance and accrued interest as of 12/31/87	\$19,538.81
Per Diem interest at 4.44 to date of Judgment	\$ 119.88
Costs of Suit	\$ 931.65
Attorneys' Fees	\$ 1,500.00
Anticipated Additional Costs	\$ 54.50
TOTAL	<u>\$22,144.84</u>

2. That in said mortgage it is provided that the attorneys for the Plaintiff are entitled to reasonable attorneys' fees, that the sum of \$1,500.00 has been included in the above indebtedness as and for said attorneys' fees as provided in said mortgage; that said sum is the usual customary and reasonable

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charge made by attorneys in like cases; and that said sum is hereby allowed to the Plaintiff.

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

4. That the mortgage described in the Complaint being foreclosed appears of record January 9, 1978 in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 2992191, and the property herein referred to and directed to be sold is described as follows:

Lot 13 (except the East half (1/2) thereof), All of Lot 14, In Block 6, In Burnham, a Subdivision of that part lying North and East of the Calumet River of Section 6, Township 36 North Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2929 E. 138th Place, Burnham, Illinois 60633

P.I.N.: 30-06-200-086

5. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.

6. That the mortgage sought to be foreclosed herein is governed by the provisions of Section 12-12 of Chapter 110, of the Illinois Revised Statutes.

IT IS FURTHER ORDERED AND ADJUDGED that unless within three days from the entry of this Judgment there shall be paid to the Plaintiff the sum of the principal balance and the accrued interest mentioned in paragraph 1 of this Judgment with interest

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thereon at the lawful rate, together with all cost taxed herein, 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, shall be sold at public venue to the highest and best bidder for cash by the Sheriff of Cook County, in the City of Chicago, Illinois.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff give public notice of the time, place and terms of said sale by publishing the same at least once in each week for three consecutive weeks in a secular newspaper of general circulation published in the County of Cook, State of Illinois; the first publication to be not less than twenty (20) days before the date of said sale; 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 or any of the parties to this cause may become the purchaser or purchasers at such sale; that upon such sale being made, said Sheriff shall execute and deliver to the purchaser or purchasers a certificate or certificates of sale and record in duplicate thereof as required by law.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff of Cook County, upon making such sale, shall, with all convenient speed, report the same to the Court for its approval and confirmation,

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and he shall likewise report the distribution of the proceeds of sale and his acts and doings in connection therewith; that out of the proceeds of such sale, he shall make distribution in the following order of priority:

(a) To the Sheriff for his fees, disbursements and commissions on such sale; and

(b) To the Plaintiff, the sum of the principal balance and the accrued interest mentioned paragraph 1 of this Judgment with interest thereon at the lawful rate, together with all costs taxed herein

IT IS FURTHER ORDERED AND ADJUDGED that the Sheriff take receipts from the respective parties to whom he may have made payments as aforesaid, and file the same with his report of sale and distribution in this Court; that, if after the payment of all the foregoing items there shall be a remainder, he hold the surplus subject to the further order of this Court, and that if there be insufficient funds to pay in full the amounts found due herein, he specify the amount of the deficiency in his Report of Sale; and further that said deficiency stand as a lien and apply against the rents, issues and profits accruing from said premises during the period of redemption and that a Receiver be appointed to collect rents, issues and profits accruing from said premises during the period of redemption and that a Receiver be appointed to collect rents, issues and profits and to apply them upon said deficiency;

*It is further ordered that this judgment is entered subject to a full adjudication with respect to priority of lien and other issues as set forth in the answer of Wally and Gene Melkisz.*

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IT IS FURTHER ORDERED AND ADJUDGED that the Court gained jurisdiction over all party Defendants to the Foreclosure as required by law, and that if the premises so sold shall not have been redeemed within six (6) months from the date of the Sheriff's Sale of the subject property, then the Defendants and all persons claiming under them or any of them since the commencement of this suit be forever barred, 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, then production to the Sheriff or his successor of said certificate or certificates of sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient deed of conveyance of said premises; and that thereupon the grantee or grantees inasmuch deed or his or her legal representatives or assigns be let in to possession of said premises, and that any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall upon the production of said Sheriff's Deed of conveyance surrender possession of said premises to said grantee or grantees, his or her representatives or assigns and in default of so doing a Writ of Assistance shall issue.

IT IS FURTHER ORDERED AND ADJUDGED that the attorneys for the Plaintiff may withdraw from the files of this cause all original exhibits offered in evidence by them.



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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.

ENTER:

\_\_\_\_\_  
JUDGE

GOMBERG AND SHARFMAN, LTD.  
Attorneys for the Plaintiff  
175 West Jackson Blvd., Suite 2140  
Chicago, IL 60604  
312/922-6194  
Attorney's Number 90334

JUDGE THOMAS R. RAKOWSKI

JAN 27 1988

CIRCUIT COURT - 456

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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 . . . . .  
..... **PATHWAY FINANCIAL** . . . . . plaintiff/petitioner  
and . . . . . **PETER RAMIREZ** . . . . . defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed  
the seal of said Court, in said County, this . . . 7<sup>th</sup> . . . . .  
day of . . . . . July . . . 19 88 . . . . .

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

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Register of Titles	
E. J. Kelly, Clerk	
on Certificate of Title	
No.	130536
Vol.	2662
Date	7-13-88
	KELLY

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