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PLACITA JUDGMENT

(10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK | ss.

PLEAS, before the Honorable ARTHUR, L., DUNNE,
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 JUNE 11th,
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 ELEVENTH

PRESENT: - The Honorable , ARTHUR, L., DUNNE,
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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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

FIRST GIBRALTAR MORTGAGE CORPORATION,

Plaintiff,

-VS-

NO. 86 CH 1608

GEORGIA ELLEN JONES; HARRY "BUS" YOURELL, Registrar of Titles of Cook County; UNKNOWN OWNERS and NON-RECORD CLAIMANTS,

Defendants.

JUDGMENT FOR FORECLOSURE AND SALE

THIS DAY coming the Plaintiff, FIRST GIBRALTAR MORTGAGE CORPORATION, authorized to do business in the State of Illinois, by its attorneys, GREENBERG, YEELE, LUNN & ARONBERG;

And it appearing to the court that Plaintiff heretofore commenced this action by filing its Complaint against the Defendants, GEORGIA ELLEN JONES; HARRY "BUS" YOURELL, Registrar of Title of Cook County; UNKNOWN OWNERS and NON-RECORD CLAIMANTS; that the affidavits required to make such unknown parties Defendants to this action were duly filed and Unknown Owners and Non-Record Claimants have been duly and regularly made parties Defendants to this action in 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 estate, or some part thereof in this Complaint described as tenants in possession; and in addition, other persons who are

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interested in this action and who have or claim some right, title or 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 were, therefore, made Parties 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 being fully advised in the premises finds that each of the Defendants in this cause has been duly and properly brought before the court, either through service of summons or publication, all in 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 hereof;

And it further appearing to the court that Defendants, GEORGIA ELLEN JONES; UNKNOWN OWNERS and NON-RECORD CLAIMANTS, failed to appear or plead to Plaintiff's Complaint within the time required by law, and that an Order of Default has been heretofore entered against the aforementioned Defendants so failing to appear or plead, that Summary Judgment has been entered in favor of Plaintiff and against Defendant, HARRY "BUS" YOURELL, Registrar of Titles of Cook County, and that Plaintiff's Complaint has been taken as confessed by and against the aforementioned Defendants;

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And this cause coming on now to be heard upon the Complaint herein and upon all other pleadings and upon all filed 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	\$44,069.43
Accrued interest from:	
06/01/85 - 06/11/87	11,615.03
Unpaid late charges	611.75
Real Estate Escrow Deficiency	1,751.12
<u>Costs of Suit:</u>	
Clerk of Cook County	81.00
Sheriff of Cook County	42.16
Chicago Dailey Law Bulletin	162.34
Intercounty Title Company of Illinois	477.00
Recorder of Deeds of Cook County	29.00
Reproduction of documents	30.45
Attorneys' Fee	1,577.50 1500.00
Anticipated additional costs	\$ 200.00
	<u>60,534.42</u>
TOTAL	\$60,636.98

2. That the interests of all other parties to this cause are subject and subordinate to the lien of Plaintiff herein, and

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Plaintiff's lien and amounts due Plaintiff are a prior and superior lien to the rights and interests of all other parties to this cause.

3. That in said mortgage it is provided that the attorneys for Plaintiff are entitled to reasonable attorney's fees; that the sum of \$1,577.50 has been included in the above indebtedness as and for said attorney's fees as provided in said mortgage; that the sum is the usual, customary and reasonable charge made by attorneys in like cases, and the said sum is hereby allowed to the Plaintiff.

4. 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.

5. That the mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number LR3416748 and the property herein referred to and directed to be sold is described as follows:

LOT 6 IN BLOCK 12 IN LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 7024 South Indiana Avenue,
Chicago, Illinois.

PIN 20-22-322-019

6. That the mortgage sought to be foreclosed herein was executed after August 7, 1961; that the lien of said mortgage is

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not governed by the provisions of Sections 12-124, 12-125, 12-126 and 12-127 of the Code of Civil Procedure, and that Defendants are the owners of the equity of redemption.

IT IS THEREFORE ORDERED AND ADJUDGED that unless within three (3) 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 thereon at the lawful rate together with all costs 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, be sold at public vendue, to the highest and best bidder for cash by the Sheriff of Cook County, Illinois, County Building, 118 North Clark Street, Room 885, Chicago, Illinois, County of Cook and State of 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 successive weeks in a secular newspaper of general circulation published in the County of Cook and State of Illinois; the first publication to be not less than 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

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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 same and record a duplicate thereof as required by law.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff upon making such sale, shall with all convenient speed report the same to the court for its approval and confirmation and he shall likewise report the distribution of the proceeds of the 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. For his fees, disbursements and commissions on such sale;
- B. To the Plaintiff the sum of the principal balance and the accrued interest mentioned in 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 payment 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 shall hold the surplus subject to the further order of this court, and if there be not sufficient funds to pay in full the amounts found due herein, he shall specify the amount of deficiency in his

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report of sale; and further that said deficiency shall 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 the rents, issues and profits and apply them upon said deficiency.

IT IS FURTHER ORDERED AND ADJUDGED that the following owners of the equity of redemption were served with summons or publication as required by law on the following dates:

	<u>DATE OF SERVICE</u>
HARRY "BUS" JOURELL, Registrar of Titles - by personal service	03/06/86
GEORGIA ELLEN JONES - by personal service	03/11/86
Unknown Owners and Non- Record Claimants - by publication	02/21/86

That if the premises so sold shall not have been redeemed within six (6) months from the date of Sheriff's sale, 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 or, in and to said premises or any part thereof, and in case said premises shall not be redeemed as aforesaid, then upon 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

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grantee or grantees in such deed or his or his legal representatives or assigns be let into 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 Plaintiff, FIRST GIBRALTAR MORTGAGE CORPORATION, may withdraw from the files of this cause all original exhibits offered in advance by them.

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 expressly finds that there is no just reason for delaying the enforcement of this judgment or an appeal therefrom.

ENTERED

ENTER: JUN 1 1987

J. A. DUNNE 613

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DATED: _____

Nathan H. Lichtenstein
GREENBERG, KEELE, LUNN & ARONBERG
One IBM Plaza - Suite 4500
Chicago, Illinois 60611
(312) 828-9600

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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
. FIRST GIBRALTAR MORTGAGE CORPORATION, plaintiff/petitioner
and GEORGIA ELLEN JONES; HARRY "BUS" YOURELL, et. al., defendant/respondent.

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

the seal of said Court, in said County, this 14th,

day of JULY 19. 88

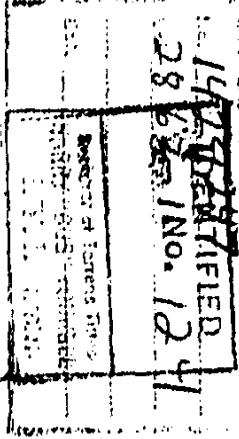
Morgan M. Finley Clerk

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120 WEST WASHINGTON
CHICAGO, ILLINOIS 60601

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