

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK } ss.

PLEAS, before the Honorable R. KILEY JR.
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 FEBRUARY 25th
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 THIRTEENTH

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

RICHARD M. DALEY, State's Attorney
JAMES E. COFFEY
RICHARD W. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

Property of Cook County Clerk's Office

3731482

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Our file No: 19538-1
Loan No: 0958-24193

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

UNITED SAVINGS OF AMERICA

Plaintiff

V.

No. 87 CH 7421

GERARDO DUENES; and IRMA L.
DUENES, his wife; JAVIER
RAMIREZ, Tenant; BORG-WARNER
ACCEPTANCE CORPORATION,
Assignee of Mortgage recorded
as Document No. 3552026;
HARRY "BUS" VOURELL;
UNKNOWN OWNERS AND NONRECORD
CLAIMANTS

Defendants

JUDGMENT OF FORECLOSURE AND SALE

This day comes the Plaintiff, UNITED SAVINGS OF AMERICA,
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
estate, or some part thereof in this Complaint described as

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9531445

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

UNOFFICIAL COPY

[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]

Property of Cook County Clerk's Office

2023/1/18

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 2/25/88	\$42,312.27
Costs of Suit	\$ 739.30
Attorneys' Fees	\$ 650.00
Anticipated Additional Costs	\$ 54.50
TOTAL	----- \$43,756.07

2. That in said mortgage it is provided that the attorneys for the Plaintiff are entitled to reasonable attorneys' fees, that the sum of \$650.00 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 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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

03/11/2012

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 October 9, 1985 in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3468288, and the property herein referred to and directed to be sold is described as follows:

LOT EIGHT (8) IN BLOCK SEVEN (7) IN MC MILLAN AND WELMORE'S SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Commonly known as: 2718 South Komensky, Chicago, IL 60623

P.I.N.: 16-27-414-029-0000

5. That the rights and interest of all the other parties 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 15-1603 of Chapter 110, of the Illinois Revised Statutes.

7. That the Defendant, BORG-WARNER ACCEPTANCE CORPORATION, holds an interest in the subject property by virtue of a Home Improvement Installment Contract registered as Document 3552026. There is due and owing under said Contract the sum of \$4,985.24. Said lien is inferior to that of the Plaintiff herein.

IT IS HEREBY ORDERED AND ADJUDGED that the Court gained jurisdiction over all party defendants to the Foreclosure as required by law, and that if the subject premises shall not have

UNOFFICIAL COPY

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Property of Cook County Clerk's Office

Vertical text on the left margin, possibly a page number or reference code.

Main body of faint, illegible text, likely the primary content of the document.

been redeemed on or before May 25, 1988, 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.

IT IS FURTHER ORDERED AND ADJUDGED that unless by May 25, 1988, there shall have been 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 and all advances, 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 such publication to be not more than thirty-five (35) days before the date of said sale, the last such notice to be published not less than seven days prior to sale; that said Sheriff in his discretion for good cause shown may adjourn said sale from time

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EX-103

to time by appearing and notifying all parties present of the date and time of such continuance; 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 of sale and record a duplicate thereof as required by law.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff of Cook County, upon making such sale, shall issue a certificate of sale to the successful bidder and record a duplicate thereof as required by law. Said Sheriff 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 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 in paragraph 1 of this Judgment with interest thereon at the lawful rate, together with all costs taxes herein.

(c) To the Defendant, BORG-WARNER ACCEPTANCE CORPORATION, pursuant to paragraph 7 of this Judgment.

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025/01/14

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 Judgment against the defendants.

IT IS FURTHER ORDERED AND ADJUDGED that upon confirmation of the sale and production to the Sheriff of the certificate 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 upon the expiration of 30 days from said confirmation, the grantee or grantees in such 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 an Order 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

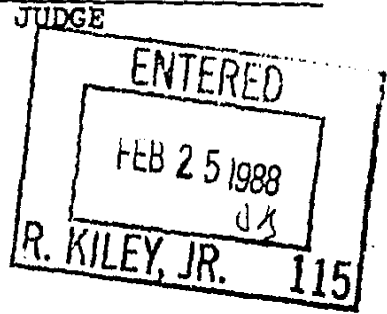
03/31/2011

UNOFFICIAL COPY

0 3 7 3 1 4 3 2

The Court hereby retains jurisdiction of the subject matter of this cause and all the parties hereto for the purpose of enforcing this Judgment.

ENTER:



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

Property of Cook County Clerk's Office

3731482

UNOFFICIAL COPY

Faint, illegible text at the top of the page, possibly a header or title.

11-11-11
11-11-11
11-11-11
11-11-11

Property of Cook County Clerk's Office

33071113

UNOFFICIAL COPY

0 3 7 3 1 4 3 2

Property of Cook County Clerk's Office

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:

[Dotted lines for judgment text]

in a certain cause lately pending in said Court, between

UNITED SAVINGS OF AMERICA plaintiff/petitioner
and GERARDO DUENES ETAL defendant/respondent.

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

the seal of said Court, in said County, this 15th
day of AUGUST, 19 88.

[Signature] Clerk

0731482

UNOFFICIAL COPY

3731482
1/18/88
3731482

3731482

3731482

AUG 15 11 25 23
HARRY (GUS) COURSELL
REGISTRAR OF TITLES

25181387

Registrar of Titles	
Enter this document	
on Certificate of Title	No. <u>1448511</u>
	VOL. <u>2889</u> P. <u>256</u>
Date	<u>8/15/88</u>
STAMP	

DOMENGA & MARSHMAN
175 W. SPRINGFIELD
CHICAGO, ILL 60604

Property of Cook County Clerk's Office
263953414