

PLACITA JUDGMENT

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UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK ss.

PLEAS, before the Honorable ANTHONY SCOTILLO
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 29,
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 ANTHONY SCOTILLO
Judge of the Circuit Court of Cook County.

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

Attest: MORGAN M. FINLEY, Clerk.

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01/17/2018

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

TALMAN HOME MORTGAGE CORPORATION,)

Plaintiff,)

v.)

Case No. 87CH11511

BRUCE W. BUCHER, TINA R. BUCHER,)

THE REGISTRAR OF TITLES, AND)

UNKNOWN OWNERS,)

Defendants.)

JUDGMENT FOR FORECLOSURE AND SALE

This day comes the Plaintiff, authorized to do business in the State of Illinois, by its attorney, Francis L. Keldermans of McBride, Baker & Coles.

And it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the Defendants Bruce W. Bucher, Tina R. Bucher, The Registrar of Titles and Unknown Owners; that the affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS have been duly and regularly made parties defendant to this action in manner provided by law;

That the persons designated as UNKNOWN OWNERS include 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 interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some

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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 parties defendant to this action by the name and description of UNKNOWN OTHERS.

And the Court having examined the files and records in this cause and having examined the evidence 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 all Defendants, except the Registrar of Titles, failed to plead to Plaintiff's Complaint within the time required by law, but therein made default, and that an Order of Default has been heretofore entered against the above mentioned Defendants, so failing to plead, except the Registrar of Titles, and that Plaintiff's Complaint has been taken as confessed by and against all the Defendants, herein, except the Registrar of Titles;

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;

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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 the Mortgage and Note attached to the Complaint as Exhibits A and B are admitted into evidence and the originals presented may be withdrawn.

2. That all the material allegations of the Complaint are true and proven, and that by virtue of the Mortgage recorded in the Office of the Registrar of Titles of Cook County, Illinois, as Document No. LR 3507002, 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 February 29, 1988	\$78,288.96
Costs of suit	629.62
Attorney's fees	750.00
Total	<u>\$79,668.58</u>

LOT 1669 IN WOODLAND HEIGHTS UNIT 4, BEING A SUBDIVISION IN SECTIONS 23 AND 24, TOWNSHIP 41 NORTH, RANGE 9, 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 JULY 14, 1960 AS DOCUMENT NUMBER 1931799, IN COOK COUNTY, ILLINOIS AND RECORDED AS DOCUMENT 17908375.

Permanent Index No.: 06-23-216-012-0000

Commonly known as: 205 Villa
Streamwood, IL 60103

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3. That in said Mortgage it is provided that the attorneys for Plaintiff are entitled to reasonable attorney's fees; that the sum of \$750.00 has been included in the above indebtedness as and for said attorney's fees as provided in said Mortgage; that said 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 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 Complaint for Foreclosure was filed on or after July 1, 1987, that the date upon which the mortgagor or, if more than one, all the mortgagors (a) have been served with summons or by publication, or (b) have otherwise submitted to the jurisdiction of this court, was December 20, 1987 and the redemption period will expire on July 21, 1988.

7. That there is no genuine issue of material fact.

IT IS THEREFORE ORDERED AND ADJUDGED that Summary Judgment for Foreclosure and Sale is granted in favor of Plaintiff.

IT IS FURTHER ORDERED AND ADJUDGED that unless said Defendants redeem pursuant to Illinois Revised Statutes Ch. 110

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§15-1603, 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 and any part thereof.

IT IS THEREFORE ORDERED AND ADJUDGED that unless said Defendants redeem pursuant to Illinois Revised Statutes Ch. 110 §15-1603, 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 of Cook County, Illinois in the City of Chicago, County of Cook and State of Illinois.

IT IS FURTHER ORDERED AND ADJUDGED that the Plaintiff, or Plaintiff's agent, 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 calendar weeks (Sunday through Saturday), the first such notice to be published not more than thirty-five days prior to the sale and the last such notice to be published not less than seven days prior to the sale; that said notice shall be by an advertisement in a newspaper circulated to the general public in the County in which the real estate is located, in the section where legal notices are commonly placed and by a separate advertisement, which may be in the same

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newspaper, in the section where real estate, other than real estate being sold in a legal proceeding, is commonly advertised to the public. Provided, however, that where said newspaper does not have separate legal and real estate sections, a single advertisement shall be sufficient; that said sale may be adjourned from time to time at the discretion of the Plaintiff provided, however, that if the adjourned sale date is to occur less than thirty (30) days after the last scheduled sale, notice of any adjourned sale need be given only once, not less than five days prior to the day of the adjourned sale; that the Plaintiff or any of the parties to this cause may become the purchaser or purchasers at such sale; that upon such a sale being made, said Sheriff execute and deliver to the purchaser or purchasers a certificate or certificates of sale and record a duplicate thereof as required by law.

IT IS FURTHER ORDERED AND ADJUDGED that said Sheriff upon holding 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 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 or 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 2 of this

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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 payments 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 not sufficient funds to pay in full the amounts found due herein, he specify the amount of deficiency in his report of sale; and further, that said deficiency stand either as a lien and apply against the rents, issues and profits accruing from said premises, or as a personal deficiency against the defendants so specified in this Court's order approving Sheriff's report of sale and distribution.

IT IS FURTHER ORDERED AND ADJUDGED that upon confirmation of the sale by the Court and 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 the legal holder of said certificate or certificates of sale a good and sufficient deed of conveyance of said premises; and after the 30th day after the Sheriff's sale is confirmed, the grantee or grantees in such deed or his or her legal representative or assigns be let into possession of said premises, and that any of the parties to this cause who shall be in possession of

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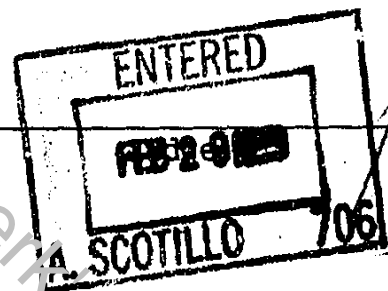
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said premises or any portion thereof, or any person who may have come into such possession under them, or any of them, since the commencement of this suit shall, upon the production of said sheriff's deed of conveyance surrender possession of said premises to said grantee or grantees, his or her representatives or assigns, without notice to any party or further order of this Court, and in default of so doing, a writ of assistance shall issue.

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.

Francis L. Keldermans, #70669
McBride, Baker & Coles
Three First National Plaza
38th Floor
Chicago, Illinois 60602
(312) 346-6191

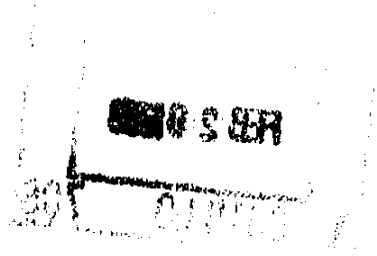
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STATE OF ILLINOIS,
COUNTY OF COOK

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 BRUCE W. BUCHER, ET AL defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed
the seal of said Court, in said County, this 27th
day of October, 19 88

Morgan M. Finley Clerk

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REGISTER (BUS) YOURELL
REGISTER OF TITLES

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IDENTIFIED No.	Register of Torts and Titles HARRY "BUS" YOURELL CITY
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*CHICAGO
11/4/88
GA*