3821017

PLACITA JUDGMENT (10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK | ss.

PLEAS, before the Honorable H. Siegan 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 August 10 in the year of our Lord, one thousand nine hundred and 89 and of the Independence of the United States of America, the two hundredth and Fourteenth

PRESENT: - The Honorable H. Siegan
Judge of the Circuit Court of Cook County.

XXXXXXXXXXXXXXXXXX, State's Attorney
Cecil A. Partee

[redacted]
James E. O'Grady, Sheriff

AURELIA PUCINSKI
Attes[redacted]k.

3821017

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

CITICORP MORTGAGE, INC., a corp. as Successor in Interest to Citicorp Homeowners Services, Inc., Plaintiff,	)	
vs.	)	No. 88 CH 11220
DAVID O. ALLEN; et al.,	)	
Defendants.	)	

JUDGMENT OF FORECLOSURE AND SALE

This cause having been duly heard by this Court upon the record herein, the Court FINDS;

1. That it has jurisdiction of the parties to and the subject matter of this suit.

2. That all the material allegations of the Complaint are true and proven.

3. That by virtue of the Mortgage and Note secured thereby, alleged in the Complaint, there is due to the Plaintiff, and it has a valid and subsisting lien upon the hereinafter described property, for the following amounts:

For principal and interest as of April 13, 1989	$ 70,779.11
Escrow advances for real estate taxes and insurance premiums	3,650.37
	$ 74,429.48

Clerk's fee	82.00
Service of Summons	56.32
Recording Lis Pendens Notice	32.00
Title Charges	307.50
Certified copies	2.50
Reasonable attorney's fee	450.00
Photocopies	12.00
Publication for Service	135.00
Attorney's fee for Bankruptcy	0.00
	1,077.32
Total	$ 75,506.80

4. That the rights and interest of all the other parties to this cause in and to the property hereinafter described are inferior to the lien of the plaintiff mentioned in paragraph 3 of this Judgment.

5. That there is no just cause for delaying the enforcement of this Judgment, or an appeal therefrom.

6. That the mortgaged premises mentioned in the Complaint and herein referred to and directed to be sold are described in Exhibit 'A', a copy of which is attached hereto and made a part hereof.

IT IS ORDERED AND ADJUDGED that the last of the owners of redemption has been duly served with Summons on December 31, 1988; and that the period of redemption shall expire and terminate on August 1, 1989 or otherwise pursuant to the provisions of the Illinois Mortgage Foreclosure Law.

IT IS FURTHER ADJUDGED that, unless within three (3) days from the entry of this Judgment there shall be paid to the plaintiff the respective sums with interest thereon, mentioned in Paragraph 3 of this Judgment, and if the premises shall not be redeemed according to and within the time provided by law, 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, in and to said premises, or any part thereof; and in case said premises shall not be redeemed as aforesaid, then the real estate hereinabove described, together with all improvements thereon and appurtenance belonging thereto, or so much thereof as may be necessary to pay

the amounts found due, and which may be sold separtely without material injury to the parties in interest, be sold at public vendue to the highest bidder by the Sheriff of the County wherein the property in question is located.

That, during the period of redemption, plaintiff is authorized to incur and pay reasonable expenses for the purposes of paying taxes; special assessments; insurance premiums; costs of repairing or maintaining the property in question necessary for the proper preservation of said property; and attorneys fees and, to the extent that said expenses are not included in Paragraph 3 of this Judgment, said expenses shall become so much additional indebtedness due to plaintiff and that, upon the filing of appropriate affidavits with respect to said expenses shall be included in the amount required to redeem pursuant to statute and shall be included in the amount that plaintiff may bid at the foreclosure sale.

That said Sheriff give public notice of the time, place and terms of such 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 wherein the property is located, the first publication to be not more than 35 days before the date of said sale and the last publication to be not less than 7 days prior to the sale; that said Sheriff may, in his discretion, for good reason, adjourn the sale so advertised, and continue the same from time to time, without further notice or publication of such sale, except as required by law, by oral proclamation by him at the time and place set by 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 said Sheriff upon making such sale, shall, with all convenient speed, report the same to the Court for its approval and con-

firmation, and he shall likewise report the distribution of the proceeds of sale and his acts and doings in connection therewith; that he may accept plaintiff's receipt for its distributive share of the proceeds of sale in lieu of cash; that out of the proceeds of such sale, he shall make distribution in the following order of priority;

(a) For his fees, disbursements and commission on such sale;

(b) To the plaintiff or its attorney of record, the amounts mentioned in paragraph 3 of this Judgment plus allowable expenses incurred since the entry of this Judgment.

That the Sheriff 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; that if, after the payment of all the foregoing items, there shall still 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 deficiency in his report of sale.

That plaintiff shall be entitled to judgment for the amount of such deficiency.

That plaintiff shall be entitled to a lien upon the rents, issues and profits from the premises involved herein during the period of any special right of redemption for the amount of such deficiency, whether or not a redemption is made from the sale hereunder prior to the expiration of said period of redemption.

That, upon (i) the expiration of all the mortgagor's reinstatement and redemption rights and rights to possession, (ii) confirmation of the Sheriff's sale, and (iii) payment by the purchaser of

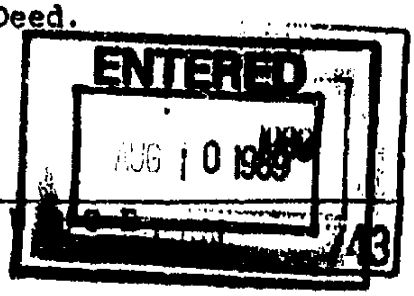
the purchase price and any other amounts required to be paid by the purchaser at sale, upon the request of the holder of the Certificate of Sale execute and deliver to the holder of said Certificate of Sale, a good and sufficient deed of conveyance of said premises; and that the order confirming said sale include a Judgment for possession, which Judgment shall become effective 30 days after the entry of the order confirming the sale; that upon the expiration of 30 days after the entry of the order confirming sale, the grantee of the deed, or its representatives 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 surrender possession of said premises to said grantee, or grantees, his or her representatives or assigns, and in default of so doing, the Sheriff may place said grantee in full and complete possession of said premises without further order of this Court.

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 for the purpose of appointing or continuing a Receiver herein during the period of redemption.

IT IS FURTHER ORDERED, that upon delivery of the Sheriff's Deed, the Registrar of Titles of Cook County, Illinois, is hereby directed to cancel the owners Cerificate of Title without requiring the delivery of of same or the Mortgagee's Duplicate Certificate of Title, and to issue a new Certficate of Title to the grantee in said Deed.

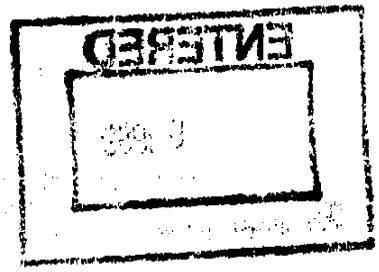
DATED:

ENTER;



J

KROPIK, PAPUGA & SHAW
Attorney for Plaintiff
120 S. LaSalle Street
Chicago, Illinois 60603
Telephone: 312/236-6405
Attorney No. 91024



LEGAL DESCRIPTION

Lot 117 (except North 40 Feet thereof and except the South 50 Feet thereof) in Seminary Addition to Maywood, being a Subdivision of part of the Northeast 1/4 of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Said property is commonly known as 1623 South 14th Avenue, Maywood, Illinois 60153.

Permanent Tax Number: 15-15-230-007.

EXHIBIT "A"

CITICORP MORTGAGE, INC., ETC.
vs. DAVID O. ALLEN, et al

STATE OF ILLINOIS,
COUNTY OF COOK } ss.

AURELIA PUCINSKI [redacted] 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

CITICORP MORTGAGE, INC. plaintiff/petitioner

and Davis O. Allen; et al defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the seal of said Court, in said County, this 16th day of August 19 89

Aurelia Pucinski Clerk

(10-84) CCDCH-6

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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

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Registrar of Titles
Number this Document
Certificate of Title
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2730 214
8-30-89
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CHICAGO TITLE INS.
G# 7194404