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3843953

Attest: [Redacted]

AURELIA PUCINSKI

JAMES E. O'GRADY, Sheriff

RICHARD M. DALEY, State's Attorney

Handwritten signature

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

PLEAS, before the Honorable R. Gurry, 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 April 18 89 in the year of our Lord, one thousand nine hundred and Thirtieth of the United States of America, the two hundredth and

STATE OF ILLINOIS,
COUNTY OF COOK,
SS.

UNITED STATES OF AMERICA

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(10-84) CCDC-6

Clerk

day of 19

the seal of said Court, in said County, this

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

and defendant/respondent,

plaintiff/petitioner

in a certain cause lately pending in said Court, between

and complete

COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:

and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect

I, MORGAN M. FINLEY, Clerk of the Circuit Court of Cook County, in and for the State of Illinois,

STATE OF ILLINOIS,
COUNTY OF COOK,
ss.

ANNEGA JUCINSKI

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10-84-6

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LAW OFFICES
LAWRENCE FRIEDMAN-03532
SUITE 1445
175 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604
(312) 977-8000

THIS CAUSE COMING on to be heard upon the complaint heretofore filed by the Plaintiff, SEARS MORTGAGE CORPORATION, Assignee of Mid America Mortgage Corporation, by and through its attorneys, LAW OFFICES OF LAWRENCE FRIEDMAN, and it appearing to the court that the Plaintiff heretofore commenced this action by filing its complaint against the Defendants, JOSEPH L. MURZYN, VICTORIA J. MURZYN, UNKNOWN SPOUSE OF VICTORIA MURZYN, CAROL MOSELEY BRAUN, REGISTRAR OF TITLES, UNKNOWN TENANTS, and UNKNOWN OWNERS; that the Affidavits required to make such UNKNOWN OWNERS parties defendants to this action were duly filed and Unknown Owners have been duly and regularly made parties defendants to this action in the manner provided by law;

JUDGMENT OF FORECLOSURE AND ORDER OF SALE

3843953

No. 89 CH 948

SEARS MORTGAGE CORPORATION,
Assignee of Mid America
Mortgage Corporation,
Plaintiff,
v.
JOSEPH L. MURZYN, VICTORIA
J. MURZYN, UNKNOWN SPOUSE OF
JOSEPH L. MURZYN, UNKNOWN
SPOUSE OF VICTORIA MURZYN,
CAROL MOSELEY BRAUN, REGISTRAR
OF TITLES, UNKNOWN TENANTS,
and UNKNOWN OWNERS,
Defendants.

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

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10/10/09

herein; or if the Defendants have plead, a summary judgment
been taken as confessed by and against all such defendants
failing to plead, and that the Plaintiff's complaint has
heretofore entered against the above mentioned Defendants so
made default and that an Order of Default has been

required by law, except: CAROL MOSELEY BRAUN, but therein
failed to plead to the Plaintiff's complaint within the time
IT FURTHER APPEARING to the court that all Defendants

dants during the progress of this cause, as required by law.
due and proper notice has been given to each of the Defen-
or by publication, all in the manner provided by law: that

brought before the court, either through service of summons
the Defendants in this case has been duly and properly
and being fully advised in the premises, finds that each of

cause, the court having received an Affidavit of Prove Up,
THE COURT HAVING examined the files and records in this
tion of UNKNOWN OWNERS.

parties defendants to this action by the name and descrip-
ascertained, and all such persons, are, therefore, made
unknown to the Plaintiff and upon diligent inquiry cannot be

of each of such other persons interested in this action is
complaint, described as tenants in possession; that the name
or upon the real estate, or some part thereof in this

have, or claim some right, title, interest or lien in, to,
other persons who are interested in this action and who
THAT THE PERSONS designated as Unknown Owners included

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CHICAGO, ILLINOIS 60604
(312) 877-8000

has been entered by separate Order; and the court being

fully advised in the premises,

FINDS AS FOLLOWS:

1. That the court has jurisdiction of the parties to and the subject matter of this cause.

2. That all of the material allegations of the

complaint are true and proven against said Defendants and

that the evidence of indebtedness has been exhibited in open

court and has been marked as Plaintiff's Exhibit "A", and

that the security interest foreclosed has been exhibited in

open court and has been marked as Plaintiff's Exhibit "B"

was recorded in Cook County Registrar of Titles on February

18, 1987 and is known as Document Number LR 3592567; and

that copies of the aforesaid evidence of indebtedness and

security interest foreclosed have been and are attached to

the complaint, leave has been given to withdraw the origi-

nals of the said Note and Mortgage and substitute therefore,

said copies.

3. That the material allegations of the complaint

filed herein are true and proven; that the equities of this

cause are with the Plaintiff who is entitled to a Decree of

Foreclosure in accordance with the prayer of the complaint;

and that there is, at this time, due to said Plaintiff upon

the Note and Mortgage Security, each of which has been in

said complaint described, the following amounts:

Principal and Interest: \$52,055.11

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That JOSEPH MURZYN and VICTORIA MURZYN are personally liable for any deficiency resulting from any sale hereunder.

4. That under the provisions of said Mortgage herein sought to be foreclosed, the costs of foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed and such expenses are hereby allowed to the Plaintiff.

5. That the Plaintiff's Mortgage is first lien upon the real estate hereinafter described and is superior to all other liens, rights or claims upon the real estate none. That in said Mortgage it is provided that the Attorneys for the Plaintiff are entitled to reasonable Attorneys' fees; that the sum of \$1,900.00 has been included in the above indebtedness as aforesaid Attorneys' fees as provided in the Mortgage, that said sum is the usual, customary and reasonable charge made by attorneys in like cases; that said sum shall be retained by the Attorney for the Plaintiff and that said sum is hereby allowed.

7. That this Court finds that the subject property is residential property, with a seven month period of redemption.

8. That there is no just reason for delaying enforcement of or appeal for this Decree.

Costs and Fees: \$ 4,208.61
TOTAL: \$56,263.72

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IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that if the property is not redeemed according to law, upon expiration of the statutory period of redemption on October 13, 1989 a Sheriff's Sale shall be held and the Plaintiff herein, or his successor in interest, or assigns, shall be entitled to a Sheriff's Deed conveying the subject premises. IT IS FURTHER ORDERED that unless the Defendants in this cause, or any one of them, within three (3) days from the entry of this Decree, pay or cause to be paid to Plaintiff the sum of \$56,263.72 with interest thereon at the rate of nine (9) percent per annum from the date of this Decree to the date of payment, and to pay to the Officers of this court the taxed costs in this cause, the premises hereinafter and in said complaint described, or so much thereof as may be necessary to pay the amounts found to be due to the Plaintiff, with interest thereon and the costs aforesaid, and which may be sold separately without material injury to the parties in interest, be sold at public venue, upon the expiration of the redemption period as aforesaid, to the highest bidder for cash by James E. O'Grady, Sheriff of Cook County, or his successor in office or duly authorized deputy, hereafter designated "said Appointee", at Richard J. Daley Center, Room 701 that said Appointee give public notice of the time, place, and date of such sale by published the same at least once in every week for three (3) successive weeks in some secular newspaper of general

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circulation published in the County of Cook, and State of Illinois; that the Plaintiff or any of the parties to this cause may become purchasers at such sale; that said Appointee may, in the description, for good cause adjourn or continue the sale so advertised by oral proclamation and without further publication; that upon said sale being made, said Appointee shall execute and deliver to the purchaser or purchasers a Certificate of Sale evidencing such purchase and describing the premises purchased and the amount paid therefor, or, if purchased by the Plaintiff, the amount of its bid and the time when such purchaser or purchasers will be entitled to a deed to said premises, and that within ten (10) days from the date of sale, he shall file a duplicate of such Certificate in Cook County Registrar of Titles.

THAT SAID APPOINTEE, out of the proceeds of such sale, shall retain his fees, disbursements, and commissions herein and pay to the Officers of this court their costs in this cause, and out of the remainder, pay to the Plaintiff its otherwise unreimbursed costs to be incurred subsequent to the entry of this Decree in connection with foreclosure sale and perfection of the Certificate of Sale thereunder; and also out of the remainder pay to the Plaintiff the amount by this Decree found to be due to said Plaintiff with interest thereon at the rate of nine percent (9) per annum from the date of this Decree to the date of sale, and if such remainder shall be more than sufficient to pay the aforesaid

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circulation published in the County of Cook, and State of Illinois; that the Plaintiff or any of the parties to this cause may become purchasers at such sale; that said Appointee may, in the description, for good cause adjourn or continue the sale so advertised by oral proclamation and without further publication; that upon said sale being made, said Appointee shall execute and deliver to the purchaser or purchasers a Certificate of Sale evidencing such purchase and describing the premises purchased and the amount paid therefore, or, if purchased by the Plaintiff, the amount of its bid and the time when such purchaser or purchasers will be entitled to a deed to said premises, and that within ten (10) days from the date of sale, he shall file a duplicate of such Certificate in Cook County Registrar of Titles.

THAT SAID APPOINTEE, out of the proceeds of such sale, shall retain his fees, disbursements, and commissions herein and pay to the Officers of this court their costs in this cause, and out of the remainder, pay to the Plaintiff its otherwise unreimbursed costs to be incurred subsequent to the entry of this Decree in connection with foreclosure sale and perfection of the Certificate of Sale thereunder, and also out of the remainder pay to the Plaintiff the amount by this Decree found to be due to said Plaintiff with interest thereon at the rate of nine percent (9) per annum from the date of this Decree to the date of sale, and if such remainder shall be more than sufficient to pay the aforesaid

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amounts that he bring such surplus into the court to abide the further Order of said court, and that he take receipts from the respective parties to whom he might have made payment as aforesaid and file the same with his Report of Sale with the court.

IT IS FURTHER ORDERED that if the plaintiff shall pay any real estate taxes, assessments or any other advances, either approved by this court, or pursuant to statute, with respect to the property foreclosed herein during the period of redemption, the sum paid plus statutory interest therefrom from the date of payment, pursuant to Illinois Revised Statute, Chapter 110, Section 15-1505, shall be added to the sum outstanding subsequent to judgment and prior to sale or the Defendants' statutory special rights of redemption.

IT IS FURTHER ORDERED that, upon the expiration of the time specified by Illinois Revised Statutes, Chapter 110, Section 15-1603, if the premises are not redeemed according to law, and are sold at Sheriff's Sale upon confirmation of said sale by this court, pursuant to Illinois Revised Statutes, Chapter 110, Section 15-1509, 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 and redemption or claim of, in, and to said premises of any part thereof; that in case said shall not have been specifically redeemed as provided by statute, then upon production to the said

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LAW OFFICES
LAWRENCE FRIEDMAN-03632
SUITE 1445
175 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604
(312) 877-5000

THE NORTH 35 FEET OF LOT 621 IN F. J. LEWIS
SOUTHEASTERN DEVELOPMENT BEING A SUBDIVISION IN THE
WEST HALF AND IN THE NORTH EAST QUARTER OF SECTION 17,
AND IN THE SOUTH EAST QUARTER OF SECTION 18, ALL IN
TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
and are improved by a single family residence, commonly
known as 11355 South Avenue G, Chicago, Illinois 60617, and
the permanent tax number is 26 17 322 065.

THE PREMISES by the Decree authorized to be sold are
situated in the County of Cook, State of Illinois, and are
described as follows:

Appointee, or his successor or duly authorized Deputy, of
said Certificate of Sale by the legal holder of such Certif-
icate along with an Order confirming said Sale, a good and
sufficient Sheriff's Deed of conveyance of said premises;
that thereupon the grantee or grantees in such Deed, or his
or their legal representatives or assigns, be let into
possession of said premises; and that any of the parties to
this cause who may have come into possession through or
under them, or any of the, since the commencement of this
suit, upon the production of said Sheriff's Deed of Convey-
ance, or a true copy thereof, shall surrender possession of
said premises to said grantee or grantees, or his or their
representatives or assigns, and, in default of so doing, an
Order of Possession shall be provided in the Order confirm-
ing said Sale.

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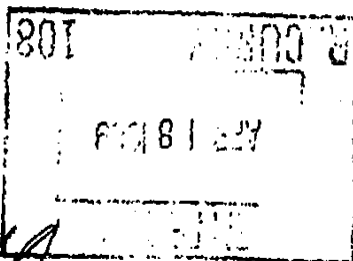
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J U D G E

E N T E R

DATED:

to the Plaintiff.

period of redemption and Sheriff's Sale and for so long
thereafter as may be necessary for the purpose of placing in
possession of the premises the grantee or grantees in said
Sheriff's Deed, or his or their legal representatives or
assigns, and reserves the right to appoint a Receiver to
take possession of said premises in order to prevent impair-
ment of the value of the premises, manage and conserve the
premises, or satisfy any deficiency which may be found due

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2014-06-10

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(10-84) CCDCH-63 5 6 3 4 2 0 1 Clerk

day of July 19 89

the seal of said Court, in said County, this 18th

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

and defendant/respondent Joseph L. Murzyn, et al
Sears, Roebuck & Co., Corporation
plaintiff/petitioner

in a certain cause lately pending in said Court, between

and complete COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT

and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect
L. M. [REDACTED], Clerk of the Circuit Court of Cook County, in and for the State of Illinois.

LAURELIA PUCINSKI
STATE OF ILLINOIS,
COUNTY OF COOK,
SS.

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LAURELIA PUCINSKI
JULIA ACHREMA DIN
JULIA ACHREMA DIN
JULIA ACHREMA DIN
Chicago, Illinois

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1989 NOV 30 PM 3:03

CAROL MOSELEY BRADY
REGISTRAR OF TITLES

3843953

Registrar of Titles	
Register of Deeds	
on	1326509
No.	257-2 255
15	855/8-79
Date	11-30-89

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MID AMERICA TITLE COMPANY
123 W. Madison Street
Chicago, Illinois 60602

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