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CERTIFIED COPY (Rev. 6/85)

United States District Court

Northern District of Illinois

Eastern Division

I, H. Stuart Cunningham, Clerk of the United States District Court for the Northern District of Illinois, do hereby attest and certify that the annexed document is a full, true, and correct copy of the original(s) on file in my office and in my legal custody.

3854538

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the aforesaid Court at Chicago, Illinois on 2/8/51

H. STUART CUNNINGHAM CLERK

By: Joe Callahan Deputy Clerk

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IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIIVISION

THE ADMINISTRATOR OF VETERANS
AFFAIRS

Plaintiff,

vs.

MANUEL A. ARCOS;
et al.

Defendants.)

NO. 88 C 7841

JUDGE: JAMES B. MORAN

JUDGMENT OF FORECLOSURE AND SALE

This cause having been duly heard by the 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 December 19, 1988	\$150,128.75
Escrow advances	5,935.01
	<u>\$156,063.76</u>

Clerk's fee	120.00
Service of Summons	195.00
Recording Lis Pendens Notice	44.00
Title Charges	578.00
Plaintiff's attorney's fees	600.00
Photocopies	12.00
Publication for Service	<u>0.00</u>

Total	<u>1,549.00</u>
	\$157,612.76

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4. That the rights and interests of all ^{0 3 8 5 4 5 3 8} 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 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 November 4, 1988; and that the period of redemption shall expire and terminate seven (7) months from said date or three (3) months from the date of the entry of this Judgment of Foreclosure, whichever occurs later.

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 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 EDWARD J. CALIHAN, JR. a Special Commissioner of this Court.

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That said Commissioner give public notice of the time, place and terms of such sale by publishing the same at least once in each week for four successive weeks in a secular newspaper of general circulation published in the County where the property is located, the first publication to be not less 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 he 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, 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 Commissioner 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 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 commission on such sale;
- (b) To the plaintiff or its attorney of record, the amounts mentioned in paragraph 3 of this Judgment.

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That the Commissioner 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 confirmation of said sale, the Commissioner shall execute and deliver to the successful bidder at said sale, a good and sufficient deed of conveyance of said premises; and that the order confirming said sale shall 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

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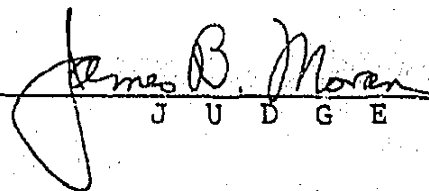
assigns be let into possession of said premises and that any of the parties hereto who shall be in possession of said premises, or any portion thereof, or any person who may have come into possession of said premises under them, or any of them, since the commencement of this suit, shall surrender possession of said premises to said grantee, or grantees, his or her representatives or assigns, and in default of so doing, the Sheriff of the County wherein the property is located may place said grantee in full and complete possession of said premises.

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 the delivery of the Sheriff's Deed, the Registrar of Titles of Cook County, Illinois, is hereby directed to cancel the owners Certificate of Title without requiring the delivery of same or the Mortgagee's Duplicate Certificate of Title, and to issue a new Certificate of Title to the grantee in said deed.

DATED: 12/19/88

ENTER:


J U D G E

KROPIK, PAPUGA & SHAW
Attorneys for Plaintiff
120 South LaSalle Street
Chicago, Illinois 60603
Telephone: 312/236-6405

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LEGAL DESCRIPTION

The North 3 Feet of Lot 57, Lot 58 and Lot 59 (Except the North 29 feet thereof) in Berwyn Manor, a subdivision of the South 1271.3 feet of the Southeast 1/4 of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois:

Commonly Known As: 1909 South Elmwood Avenue
Berwyn, Illinois 60402

Permanent Index Number. 16-19-423-004, Volume 003

EXHIBIT "A"

The Administrator of Veterans Affairs -vs- Manuel A. Arcos

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IDENTIFIED No.
Register of Voters 1994 CAROL MOSELEY SPAHR CLT. 1994

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TITLE COMPANY
BOX 115
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