

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK ss.

PLEAS, before the Honorable ALBERT GREEN
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 4,
88

In the year of our Lord, one thousand nine hundred and and of the Independence
of the United States of America, the two hundredth and thirteenth

PRESENT: - The Honorable ALBERT GREEN
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

JAMES E. O'GRADY, Sheriff

AURELIA FUCINSKI

Attest: Clerk.
MORGAN M. FINLEY, CLERK.

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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:**

.....
.....
.....
.....

In a certain cause lately pending in said Court, between
..... plaintiff/petitioner
and defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed
the seal of said Court, in said County, this

day of 19....

..... Clerk

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

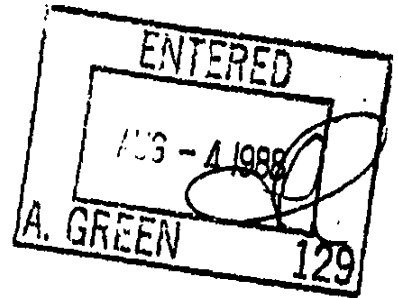
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
CHANCERY DIVISION

BELL FEDERAL SAVINGS AND LOAN)
ASSOCIATION, as Assignee of)
Guild Mortgage Company,)
)
Plaintiff,)

vs.)

ESTATE OF ELIZABETH MORROW A/K/A)
BRUCE PORTER, A/K/A ELISA B.)
PALMER, BRUCE MORROW, MICHAEL)
MORROW, DALE MORROW, a minor,)
ROBERT L. SOLTIS, as Trustee)
u/t/d dated 12-3-84 and recorded)
September 10, 1985 a/d/n)
3461224; FIDELITY FINANCIAL)
SERVICES, INC., HARRY "BUS")
YOURELL, CHICAGO TITLE & TRUST)
COMPANY, Trustee u/t/a #61345)
and UNKNOWN OWNERS.)

Defendant(s).)



Case No. 87 CH 02792

JUDGMENT OF FORECLOSURE AND SALE

THIS DAY comes the plaintiff, Bell Federal Savings and Loan Association, as Assignee of Guild Mortgage Company, its attorneys, and an Order of Default having been herewith entered against defendants, Elisa B. Palmer, Robert L. Soltis, as Trustee under Trust Deed, Fidelity Financial Services, Inc., Chicago Title and Trust Company, as Trustee and Unknown Owners, for failure to file their appearance and/or Answer herein; and this cause coming on to be heard upon the Complaint; and Answer

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of Harry "Bus" Yourell, as Registrar of Title for Cook County, Illinois.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said defendants are in default and the Complaint is confessed against said defendants herein.

IT APPEARING to the Court that the following defendants, Elisa B. Palmer, is the owner(s) of the equity of redemption and was duly and properly served by Summons on March 30, 1987.

The Court having examined the files and records in this cause 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 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 of this cause; and,

This cause coming on to be heard upon the Complaint herein and upon all other pleadings and upon the files and matters of record herein; and the Court having taken evidence pursuant to Section 15-201 of the Illinois Code of Civil Procedure and arguments of counsel and being fully advised in the premises; and,

It further appearing to the Court that due notice of the presentation of this Judgment of Foreclosure and Sale has

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been given to all parties entitled thereto;

THE COURT THEREFORE FINDS:

1. That all material allegations of the Complaint are true and proven, and that the evidence of the indebtedness has been exhibited in open Court and has been marked Plaintiff's Exhibit A and that the security foreclosed has likewise been exhibited in open Court and has been marked Plaintiff's Exhibit B. That copies of the aforesaid evidence of indebtedness and security foreclosed have been and are attached to the Complaint and leave has been given to withdraw the original of said obligation and mortgage, and substitute therefor said copies in view of the fact that copies are attached to the Complaint heretofore filed herein.

2. That the material allegations in said Complaint herein are true and proven; that the equities of this cause are with the Plaintiff and that there is due and owing to the Plaintiff as of July 5, 1988 upon the obligation and mortgage, together with advancements made, the following amounts:

Unpaid Principal Balance	\$ 7,493.90
Interest from 4-1-86 to 7-5-88	1,242.15
Late charges from 1-1-87 to 6-30-88	79.92
Advance for Appraisal Fee	12.00
Interest from 1-28-87 to 7-5-88	1.04
Advance for FAH Insurance Premium	3.09
Interest from 2-9-87 to 7-5-88	.51
Advance for 1986 R.E. Tax 1st installment	263.52

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Interest from 2-18-87 to 7-5-88	25.40
Advance for FHA Insurance Premium	3.09
Interest from 3-10-87 to 7-5-88	.48
Advance for FHA Insurance Premium	3.09
Interest from 4-10-87 to 7-5-88	.45
Advance for Hazard Insurance Premium	81.18
Interest from 4-1-87 to 7-5-88	7.28
Advance for Hazard Insurance Premium	22.14
Interest from 4-10-87 to 7-5-88	1.78
Advance for FHA Insurance Premium	2.70
Interest from 5-8-87 to 7-5-88	.42
Advance for FHA Insurance Premium	2.70
Interest from 6-8-87 to 7-5-88	.39
Advance for FHA Insurance Premium	2.70
Interest from 7-10-87 to 7-5-88	.36
Advance for FHA Insurance Premium	2.70
Interest from 8-6-87 to 7-5-88	.33
Advance for FHA Insurance Premium	2.70
Interest for 9-7-87 to 7-5-88	.30
Advance for FHA Insurance Premium	2.70
Interest from 10-1-87 to 7-5-88	.28
Advance for FHA Insurance Premium	2.70
Interest from 11-6-87 to 7-5-88	.24
Advance for FHA Insurance Premium	2.70
Interest from 12-7-87 to 7-5-88	.21
Advance for FHA Insurance Premium	2.70
Interest from 1-6-88 to 7-5-88	.18
Advance for FHA Insurance Premium	2.70
Interest from 2-8-88 to 7-5-88	.15
Advance for 1987 R.E. Tax 1st installment	286.81
Interest from 2-16-88 to 7-5-88	7.84
Advance for FHA Insurance Premium	2.70
Interest from 3-2-88 to 7-5-88	.12
Advance for 1986 R.E. Tax 2nd installment	352.66

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Interest from 3-8-88 to 7-5-88	8.14
Advance for FHA Insurance Premium	2.70
Interest from 4-7-88 to 7-5-88	.09
Advance for FHA Insurance Premium	2.29
Interest from 5-9-88 to 7-5-88	.02
Advance for FHA Insurance Premium	2.29
Interest from 6-6-88 to 7-5-88	.01
FHA Insurance Premium Pending	2.29
Court Costs	763.24
Attorney Fees	<u>1,250.00</u>
TOTAL	\$11,952.08

plus court costs, all of which have been accounted for in the testimony heretofore presented in this cause by Plaintiff.

3. That in said mortgage herein sought to be foreclosed, it is provided that the attorneys for the Plaintiff are entitled to reasonable attorney's fees, and the Court being advised that the sum of One Thousand Two Hundred Fifty and No/100 (\$2,250.00) DOLLARS has been included in the above indebtedness as and for said attorneys' fees, as provided in said mortgage; and that said sum in the usual, customary and reasonable charge made by attorneys in like cases, the Court orders that it be duly allowed.

4. That under the provisions of said mortgage herein sought to be foreclosed, the costs of the foreclosure, as hereinabove set forth, are an additional indebtedness for which the plaintiff should be reimbursed, and that such expenses are

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hereby allowed to the plaintiff.

5. That the lien of plaintiff's mortgage is prior and superior to all rights and interests of all parties to this cause and to any and all other claims, rights, interests of lien upon the real estate hereinafter described.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT Elisa B. Palmer are the owners of the equity of redemption and were duly and properly served as follows: Elisa B. Palmer was duly and properly served with Summons on March 30, 1987 and the period of redemption shall expire six (6) months from the date of Sheriff's Sale had herein.

IT IS FURTHER ORDERED that unless defendants Elisa B. Palmer within three (3) days from the date of the entry of this Judgment of Sale pay, or cause to be paid, to the plaintiff, the sum of Eleven Thousand Nine Hundred Fifty-Two and 08/100 (\$11,952.08) DOLLARS, plus interest on the sum of Eight Thousand Five Hundred Sixty and 75/100 (\$8,560.75) DOLLARS from July 5, 1988 to the date of the entry of this Judgment of Sale at Seven (7%) percent interest and thereafter at the legal rate to the date of payment; and PAY TO the officers of this Court the taxed costs of this proceeding, that 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, may be sold without material injury to the parties in interest at public vendue to the highest and best bidder for cash by the

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Sheriff of Cook County, Illinois in Room 701 of the Richard J. Daley Center, Chicago, Cook County, Illinois.

IT IS FURTHER ORDERED that the Sheriff give public notice of the time, place and terms of such sale by previously publishing the sale weekly for three (3) successive weeks in a secular newspaper of general circulation, published in said County; the first publication thereof to be at least twenty (20) days prior to the date of Sale and that plaintiff, or any of the parties to this cause, may become the purchaser or purchasers at such sale.

That the Sheriff may adjourn the sale so advertised by giving public notice by proclamation without further publication.

That the Sheriff give to any purchaser a Certificate or Certificates of Sale, as required by law, and shall cause a duplicate of such certificate to be recorded in the proper office.

IT IS FURTHER ORDERED that said Sheriff, upon making such sale, shall with convenient speed report the same to this 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 own fees, disbursements

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- and commission of such sale;
- (b) The taxed costs of this proceeding;
 - (c) To the plaintiff, Bell Federal Savings and Loan Association, or its attorneys, the sum of \$11,952.08 with interest on the sum of \$8,560.75 at the rate of 7% to the date of the entry of the Judgment of Sale and with interest of the sum of \$11,952.08 at the legal rate after the entry of the Judgment of Sale to the date of sale;
 - (d) Provide for secondary and tertiary lien creditors.

IT IS FURTHER ORDERED 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 and Distribution in this Court; that if after the payments of all the foregoing items there shall still be a remainder, he hold the surplus subject to the further order of this Court; 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 a Deficiency Decree for said amount, if any, be at that time entered; and further that said Deficiency Decree stand as a lien and apply against the rents, issues and profits accruing from said premises during the period of redemption; and that a Receiver be appointed to collect said rents, issues and profits and to apply them against said deficiency.

IT IS FURTHER ORDERED that if the premises so sold

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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 hereof; and, in case said premises shall not be redeemed, as aforesaid, then upon the production to the Sheriff of Cook County, Illinois or his successor, of said Certificate or Certificates of Sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient Deed of Conveyance to said premises; and 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 shall be possession of said premises, or any portion thereof, or any person who may have come into possession under them, or any of them, since the commencement of this suit, shall, upon the production of said Deed of Conveyance, surrender possession of said premises to said Grantee or Grantees, his or their legal representatives or assigns, and in default of so doing that a Writ of Assistance shall issue.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the execution and delivery of the abovesaid Sheriff's Deed and upon the registration of said Deed with the Registrar of Titles of Cook County, Illinois, the said Registrar be authorized and

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directed to issue to the grantee under said Deed and Owners Duplicate Certificate of Title, pursuant to the statute in such case made and provided.

IT IS FURTHER ORDERED that 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 of Sale and for purposes of appointing a Receiver during the period of redemption.

The premises by this Judgment of Sale authorized and directed to be sold are situated in the County of Cook and State of Illinois, and are legally described as follows, to-wit:

Lot Thirty Eight (38) in the Subdivision of the North East Quarter of the North West Quarter of the North East Quarter of Section Twenty One (21), Township Thirty Seven (37) North, Range Fourteen (14) East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known and described as 238 W. 111th Place, Chicago, IL; improved with a one-story frame residence.
PIN: 25-21-201-026-0000

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THIS COURT EXPRESSLY FINDS that there is no just reason for delaying the enforcement of this Judgment of Sale or any appeal therefrom.

Each day 25 days

ENTER:

[Signature]

Dated: AUG - 3 1988

Kelly, Olson, Pusch
Rogan & Siepker
Attorneys for Plaintiff
Three First National Plaza
Suite 2350
Chicago, IL 60602
(312) 236-2150
Attorney #08937

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STATE OF ILLINOIS,
COUNTY OF COOK ss.
AURELIA PUCINSKI

I, [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:
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in a certain cause lately pending in said Court, between
BELL FEDERAL S&L ASSOC., ETC. plaintiff/petitioner
and ESTATE OF ELIZABETH MORROW, ETC., ET AL defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed
the seal of said Court, in said County, this 25th
day of October, 19 89

Aurelia Pucinski Clerk

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