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3885112

(2-90) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

} ss.

Robert L. Sklodowski

PLEAS, before the Honorable
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the

Court, at the Court House in said County, and state, on February 21

In the year of our Lord, one thousand nine hundred and 90 and of the

Independence of the United States of America, the two hundredth and Fourteenth

PRESENT: - The Honorable Robert L. Sklodowski
Judge of the Circuit Court of Cook County.

CECIL PARTEE, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

affidavit of Seaver's sum filed in doc # 3885111

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**STATE OF ILLINOIS,
COUNTY OF COOK**

} ss.

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

SEARS MORTGAGE CORPORATION,)
Assignee of THE FIRST MORTGAGE)
CORPORATION,)

Plaintiff(s),)

-vs-

NO: 89 CH 11325

ROY LEE LUCAS, UNKNOWN SPOUSE)
OF ROY LEE LUCAS, HARRY YOURELL,)
Cook County Registrar of Titles,)
UNKNOWN TENANTS and UNKNOWN)
OWNERS,)

Defendant(s))

JUDGMENT OF FORECLOSURE AND ORDER OF SALE

THIS CAUSE COMING on to be heard upon the complaint heretofore filed by the Plaintiff, SEARS MORTGAGE CORPORATION, Assignee of THE FIRST 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 Defendant, ROY LEE LUCAS, UNKNOWN SPOUSE OF ROY LEE LUCAS, HARRY YOURELL, Cook County 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;

THAT THE PERSONS designated as Unknown Owners included 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

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estate, or some part thereof in this complaint, described as tenants in possession; 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 defendants to this action by the name and description of UNKNOWN OWNERS.

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

IT FURTHER APPEARING to the court that all Defendants failed to plead to the Plaintiff's Complaint within the time required by law, except: HARRY YOURELL, but therein made default and that an Order of Default has been heretofore entered against the above mentioned Defendants so failing to plead, and that the Plaintiff's complaint has been taken as confessed by and against all such defendants herein; or if the Defendants have plead, a Summary Judgment 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.

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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 October 31, 1986 and is known as Document Number LR3563415; 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 originals 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, and following amounts:

Principal and Interest:	\$74,375.07
Costs and Fees:	<u>\$ 5,677.25</u>
TOTAL:	\$80,050.32

That ROY LEE LUCAS is 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.

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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.

6. That in said Mortgage it is provided that the Attorneys for the Plaintiff are entitled to reasonable Attorneys' fees; that the sum of \$2,525.00 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 find 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.

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 February 21, 1990 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 (3) days from the entry of this Decree, pay or cause to be paid to Plaintiff the sum of \$80,050.32 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

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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, Clark and Randolph Streets, Room 701, Chicago, Illinois 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 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 within ten (10) days from the date of sale, he shall file a duplicate of such Certificate in the Cook County Registrar of Titles.

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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 (9) percent 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 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-

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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 Appointee, or his successor or duly authorized Deputy, of said Certificate of Sale by the legal holder of such Certificate 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 representative 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 Conveyance, 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 confirming said Sale.

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

THE NORTH 1/2 OF LOT 3 IN BELLWOOD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4, EXCEPT THE WEST 16.4

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FEET OF SAID LOT 4, IN STRUM ESTATE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CERT. NO. 1475166
VOLUME NO. 2956-1
PAGE NO. 84

and is commonly known as 416 Englewood Avenue, Bellwood, Illinois 60104, and the permanent tax number is 15 08 406 031. *et*

THE COURT expressly retains jurisdiction of the property which is the subject of this foreclosure for the entire 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 impairment of the value of the premises, manage and conserve the premises, or satisfy any deficiency which may be found due to the Plaintiff.

DATED:

E N T E R:

J U D G E

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STATE OF ILLINOIS,
COUNTY OF COOK

} ss.

I, AURELIA PUCINSKI, 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

.. SEARS MORTGAGE CORPORATION plaintiff/petitioner

and ROY LEE LUCAS; et al defendant/respondent

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

the seal of said Court, in said County, this 10th
day of May 19 90

..... Aurelia Pucinski Clerk

2110000

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UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

} ss.

PLEAS, before the Honorable
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the
Court, at the Court House in said County, and state, on
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

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

CECIL PARTEE, State's Attorney

JAMES E. O'GRADY, Sheriff

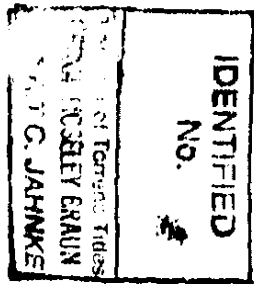
Attest: AURELIA PUCINSKI, Clerk.

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Handwritten initials and scribbles.

UNITED AMERICA TITLE COMPANY
123 W. Madison Street
Chicago, Ill. 60602

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