

1939991

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

NORTHWEST NATIONAL BANK OF CHICAGO, TRUST # 6024

8-22-90

DATE OF SEARCH:

800625

12-2-85

RESULT OF SEARCH:

None

8-22-90
COP

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

INTENDED GRANTEES OR ASSIGNEES:

RESULT OF SEARCH:

IDENTIFIED No. Register of Tolls and Fees CAROL MOSELEY BRAUN Meyers

FM

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Torrens _____ Filing Date 8/22/90
Clt. # 1439991 L.F. Date _____
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Grantor _____
S.S.# _____
Grantee _____
S.S.# _____
Grantor _____
S.S.# _____
P.I.N.# _____ Tax # 273782
Fed Lien Search 800625 ccp
Title Officer FRANK
Title Company _____
Trust Dept. _____ Survey Dept. _____
Approval _____ Approval _____
Refused _____
Type of Document REL Number _____
Total No. Docs. ONE
Logged _____ Microfilm _____
To Tax Dept. _____ Ref'd _____
Reviewer _____ Date _____
Typist _____ Date _____
Revisor _____ Date _____
New Clt. # _____ Date _____
Delivery _____ Date _____
Customer Signature _____

Property of Cook County Clerk's Office

OK with

UNOFFICIAL COPY 3906175

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(2-90) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

] ss.

A. Dunne

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 January 16

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 A. Dunne
Judge of the Circuit Court of Cook County.

CECIL PARTEE, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

Property of Cook County Clerk's Office

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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
..... 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

IN THE CIRCUIT COURT OF COOK COUNTY
CHANCERY DIVISION

TALMAN HOME FEDERAL SAVINGS AND)	Certificate No.	1407714
LOAN ASSOCIATION OF ILLINOIS)	Volume No.	2820
PLAINTIFF)	Page No.	358
)		
VS)	NO.	89CH 9101
)		
BANK OF LYONS a/t/u/t/a DATED)		
10-16-79 a/k/a Trust No. 2373)		
ET AL)		
DEFENDANTS)		

JUDGMENT OF FORECLOSURE AND SALE

This cause being heard on the complaint filed herein and on the motion of the plaintiff, pursuant to Section 2-1301(d) of the Illinois Code of Civil Procedure (Ill. Rev. Stat. 1985, ch. 110, par. 2-1301(d)) and Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat., ch. 110, par. 2-1506(a)) for Default and Judgment;

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IT APPEARING TO THIS COURT THAT due notice has been served; that the defendants herein were duly served by summons and by publication or have otherwise submitted to the jurisdiction of this Court; that an Order of Default has been entered against said defendants; that an Affidavit of Proof pursuant to Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat., ch. 110, par. 15-1506(a)) has been filed, and this Court being otherwise fully advised, FINDS:

1. It has jurisdiction over the parties to and the subject matter of this suit.
2. All material allegations of the complaint herein are true and proved.

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3. By virtue of the Note and Mortgage alleged in the complaint and as established by the Affidavit of Proof, there is due to the plaintiff, and it has a valid and subsisting lien upon the property hereinafter described, as follows:

(a) For costs and expenses:

Clerk	\$ 162.00
Sheriff	161.00
Registrar of Titles	32.00
Publication for service	141.00
Chicago Title Insurance Company	225.00
Photocopies	20.00
Attorneys' fees	850.00
	<hr/>
	\$1,591.00

(b) For the use and benefit of the plaintiff, as owner and holder of the note and mortgage aforesaid, but subject and subordinate to the lien for the payment of the items mentioned in subparagraph (a) of this paragraph:

Principal balance due as of 5-1-89	\$30,796.18
Accrued interest thereon at 10.875% to 7-16-90	2,651.36
Advances For:	
Property Inspections	14.50
Real Estate Taxes	801.52
PMI Insurance	41.75
Accrued Late Charges	142.38
	<hr/>
	\$34,447.69

(c) For such advances made in order to protect the lien of the judgment and preserve the real estate, such as, but not limited to, property inspections, real estates taxes or assessments, property maintenance, and insurance premiums incurred by the plaintiff after the date this judgment is entered and prior to the sheriff's sale. Any such item expended shall become an additional indebtedness secured by

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the judgment lien and bear interest from date of advance at the legal rate.

(d) The total amount due is the sum of \$36,038.69.

(e) This Court has reviewed the foregoing costs and attorneys' fees and finds they were necessarily incurred in connection with the prosecution of this suit, they are fair, reasonable, and customary, and they are approved and allowed.

4. (a) The mortgage constitutes a valid lien upon real estate which is prior, paramount and superior to the rights and interests of all other parties and nonrecord claimants in and to the property hereinafter described. Upon entry herein, the rights of the plaintiff shall be secured by a lien upon the mortgaged real estate, which lien shall have the same priority as the mortgage upon which the judgment relates. The rights and interests of all other parties and nonrecord claimants are subject, subordinate and inferior to the rights of the plaintiff herein.

(b) The lien rights of the plaintiff and the right, title, interest, claim or lien of any and all parties in this foreclosure and all nonrecord claimants shall be terminated upon the confirmation of a judicial sale.

5. The mortgage described in the complaint and hereby foreclosed appears of record in the Office of the Registrar of Titles of Cook County, Illinois as Document Number 3137121, and the property herein referred to and directed to be sold is described as follows:

Unit Number 516 in the Willow Creek Commons Condominium, as delineated on a survey of the following described real estate: Lot 1, in Willow Creek Apartment Addition, being a Resubdivision of Part of Willow Creek, A Subdivision of Part of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian,

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which survey is attached as Exhibit "A" to the Declaration of Condominium, registered as Document Number 3078854; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Commonly known as: 225 Rohlwing Road, Palatine, Illinois 60067.

Improved with a condominium unit in a 6 story brick and frame condominium building.

P.T.N. #02-24-105-018-1081.

6. Bank of Lyons u/t #2373, the mortgagor, was duly served with summons on October 17, 1989.

7. The mortgaged real estate is residential property as defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat., ch. 110, par. 15-1219). The period of redemption herein shall end 7 months from the date the last mortgagor, as described herein, was served by summons, publication, or submitted him/herself to this Court's jurisdiction or 3 months from the date of entry of this judgment, whichever is later.

8. The period of redemption will expire on May 18, 1990.

IT IS THEREFORE ORDERED:

9. That unless, within time allowed by law, the defendant(s) pay to the plaintiff the amounts set forth in paragraphs 3(a) through 3(c) of this judgment, with statutory interest thereon except for interest on attorneys' fees or, if the premises are not redeemed within the time allowed by law as prescribed by Sections 15-1603(b)(d)(e) and (f) of the Illinois Mortgage Foreclosure Law (Ill Rev. Stat. ch. 110, pars. 15-1603(b)(d)(e) and (f)), and after the expiration of the reinstatement period provided for by Section 15-1602 of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. ch. 110, par. 15-1602), the real estate described above in paragraph 5, with all improvements, fixtures, and appurtenances thereto, or so much of said real estate which may be divisible and sold separately without material injury to the parties in interest, shall be sold at public auction to the highest

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13. That said Sheriff, upon making such sale, shall immediately execute and deliver to the purchaser a Receipt of Sale and, with all convenient speed, file a report of sale and distribution with the Court for its approval and confirmation; that said sheriff shall include in the report of sale a breakdown of the distribution of the sale proceeds and attach a copy of the Receipt of Sale; that out of the proceeds of sale, distribution shall be made in the following order of priority:

- (a) To the Sheriff for his disbursements and commissions;
- (b) To the plaintiff or its attorney, the amounts set forth in paragraph 3(a) plus any additional costs of sale.
- (c) To the plaintiff or its attorneys, the amounts set forth in paragraph 3(b) with statutory interest from the date hereof and 3(c) with statutory interest from the date of the respective payment.

14. That, if after payment of the above items there shall be a remainder, said sheriff shall hold this surplus subject to the further order of this Court; that, if there are insufficient funds to pay in full the amounts found due herein, said sheriff shall specify the amount of this deficiency in the report of sale and plaintiff shall be entitled to a judgment in personam for the amount of such deficiency against Carol Moseley Braun, Registrar.

15. That, upon confirmation of the sale, the party conducting said sale may issue a certificate of sale in recordable form describing the real estate purchased and the amount paid therefor and this certificate shall be freely assignable; that after (i) the expiration of all the mortgagor's reinstatement and redemption rights and rights to possession, (ii) upon confirmation of sale and (iii) upon payment of

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the purchase price and any other amounts required to be paid by the purchaser at sale, the party conducting said sale shall, upon the request of the holder of the certificate of sale, or the purchaser if no certificate of sale was issued, execute and deliver to the holder or purchaser a deed sufficient to convey title; that said conveyance shall be an entire bar to all claims of the parties to the foreclosure and all persons claiming thereunder and all claims of Unknown Owners and any Nonrecord Claimants.

16. That the parties hereto who shall be in possession of said premises, or any part thereof, or any person who may have come into such possession under them, or any of them, since the commencement of this suit, shall, as of the date 30 days after the confirmation of the sheriff's sale, surrender possession of said premises to the purchaser, his representative or assigns; that the order confirming said sale shall so provide.

17. That the Court hereby retains authority during the entire pendency of the foreclosure and until disposition of all matters arising out of the foreclosure.

18. That the Court finds that there is no just cause for delay in the enforcement of or appeal from this judgment.

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ENTER: _____

ENTERED
JAN 16 1990
A. DUNNE 613

JAROS, TITTLE & O'TOOLE
Attorneys for plaintiff
33 North Dearborn Street
Suite 1515
Chicago, Illinois 60602
(312) 726-2761
Attorneys' No. 90410

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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
TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS plaintiff/petitioner
and BANK OF LYONS; et al defendant/respondent.

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

the seal of said Court, in said County, this 2nd
day of August 19 90

Aurelia Pucinski Clerk

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PLACITA JUDGMENT

(2-90) CCDCH-6

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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CARRIE H. HENNINGER
REGISTRAR OF TITLES

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