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13-001 CD-378

Property of Cook County Clerk's Office

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Attest: AURELIA PUGINSKI, Clerk, Court of Cook County, Illinois
Richard M. Daley
JAMES E. O'GRADY, Sheriff
COURT CLERK State's Attorney

Judge of the Circuit Court of Cook County.

PRESENT: - The Honorable

A. Dunne

in the year of our Lord, one thousand nine hundred and
Independence of the United States of America, the two hundredth and
thirteenth
and of the
88
Court, at the Court House in said County, and state, on
August 18
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the
PLEAS, before the Honorable
A. Dunne

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

UNITED STATES OF AMERICA

PLACITA JUDGMENT

(2-90) CCDC-6

3922446

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(2-90) CCDCH-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, AURELIA PUCINSKI, Clerk of the Circuit Court of Cook County, in and for the State of Illinois,**

**STATE OF ILLINOIS,
COUNTY OF COOK**

SS.

392221A6

Property of Cook County Clerk's Office

11/20/08

FEDERAL NATIONAL MORTGAGE
 ASSOCIATION, a corporation

Plaintiff,

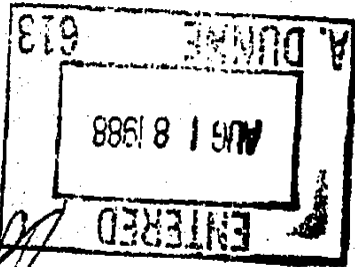
vs.

REGINALD FULTON;

et al.,

Defendants.

No. 88 CH 5354



JUDGMENT OF FORECLOSURE AND SALE

This cause having been duly heard by this 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 as August 18, 1988
 Escrow advances for real estate taxes
 and insurance premiums
 \$ 24,457.39
 2,332.02
 \$ 26,789.41

Clerk's fee 82.00
 Service of Summons 58.12
 Recording Lis Pendens Notice 44.25
 Title Charges 370.00
 Certified copies 2.50
 Reasonable attorney's fee 600.00
 Photocopies 14.00
 Publication for Service 0.00
 Attorney's fee for Bankruptcy 250.00

1,420.87

Total \$ 28,210.28

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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 said premises shall not be redeemed as aforesaid, then the real estate hereinabove described, together with all improvements thereon and appurtenance belonging thereto, or so much thereof as may be necessary to pay

ILLINOIS Mortgage Foreclosure Law.
 January 19, 1989 or otherwise pursuant to the provisions of the and that the period of redemption shall expire and terminate on June 18, 1988;
 IT IS ORDERED AND ADJUDGED that the last of the owners of redemption has been duly served with summons on June 18, 1988;

4. That the rights and interest of all the 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 there is no just cause for delaying the enforcement of this judgment, or an appeal therefrom.
6. 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.

re: FULTON

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- nient speed, report the same to the court for its approval and con-

- That said Sheriff upon making such sale, shall, with all conve-

or purchasers at such sale.

plaintiff or any of the parties to this cause may become the purchaser

publication of such sale, or such announced subsequent date; that

by oral proclamation by him at the time and place set by the notice of

further notice or publication of such sale, except as required by law,

sale so advertised, and continue the same from time to time, without

that said Sheriff may, in his discretion, for good reason, adjourn the

and the last publication to be not less than 7 days prior to the sale;

publication to be not more than 35 days before the date of said sale

published in the County wherein the property is located, the first

three consecutive weeks in a secular newspaper of general circulation

of such sale by publishing the same at least once in each week for

That said Sheriff give public notice of the time, place and terms

the foreclosure sale.

statute and shall be included in the amount that plaintiff may bid at

penses shall be included in the amount required to redeem pursuant to

upon the filing of appropriate affidavits with respect to said ex-

shall become so much additional indebtedness due to plaintiff and that,

penses are not included in Paragraph 3 of this judgment, said expenses

of said property; and attorneys fees and, to the extent that said ex-

taining the property in question necessary for the proper preservation

special assessments; insurance premiums; costs of repairing or main-

incur and pay reasonable expenses for the purposes of paying taxes;

That, during the period of redemption, plaintiff is authorized to

question is located.

highest bidder by the Sheriff of the County wherein the property in

injury to the parties in interest, be sold at public vendue to the

the amounts found due, and which may be sold separately without material

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11/15/2011

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of the Sheriff's sale, and (iii) payment by the purchaser of and redemption rights and rights to possession, (ii) confirmation That, upon (i) the expiration of all the mortgagor's reinstatement ration of said period of redemption. or not a redemption is made from the sale hereunder prior to the expi- special right of redemption for the amount of such deficiency, whether and profits from the premises involved herein during the period of any That plaintiff shall be entitled to a lien upon the rents, issues such deficiency.

That plaintiff shall be entitled to judgment for the amount of specify the amount of deficiency in his report of sale. be insufficient funds to pay in full the amounts found due herein, he surplus subject to the further order of this court, and that if there all the foregoing items, there shall still be a remainder, he hold the of sale and distribution in this court; that if, after the payment of he may have made payments as aforesaid, and file same with his report That the Sheriff take receipts from the respective parties to whom

(b) To the plaintiff or its attorney of record, the amounts mentioned in paragraph 3 of this judgment plus allowable expenses incurred since the entry of this judgment.

(a) For his fees, disbursements and commission on such sale; he shall make distribution in the following order of priority: ceeds of sale in lieu of cash; that out of the proceeds of such sale, may accept plaintiff's receipt for its distributive share of the pro- ceeds of sale and his acts and doings in connection therewith; that he firmation, and he shall likewise report the distribution of the pro-

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Attorney No. 91024
Telephone: 312/236-6405
Chicago, Illinois 60603
120 S. LaSalle Street
Attorney for Plaintiff
KROPIK, PABUGA & SHAW

T U D G E

ENTER:
[Handwritten signature]

DATED:

the purchase price and any other amounts required to be paid by the purchaser at sale, upon the request of the holder of the certificate of sale execute and deliver to the holder of said certificate of sale, a good and sufficient deed of conveyance of said premises; and that the order confirming said sale 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 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 may place said grantee in full and complete possession of said premises without further order of this Court.

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 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.

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11-11-2011

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EXHIBIT "A"

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Said property is commonly known as 12831 South Sangamon Street, Chicago, Illinois 60643.

Lot Fifty Two (52) (except the South 27 feet thereof) all of Lot Fifty Three (53) in Block 6 in Pon and Company's "Riverside Subdivision" being a subdivision of that part lying North of Little Calumet River of the West Half (1/2) of the East Half (1/2) of the North East Quarter (1/4) and the East Half (1/2) of the West Half (1/2) of the North East Quarter (1/4) (except the West 25 Acres thereof) of Section 32, North of the Indian Boundary Line, in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION

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Property of Cook County Clerk's Office

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Clerk

19 90

October

the seal of said Court, in said County, this 26th

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

defendant/respondent

REGINALD FULTON; et al

plaintiff/petitioner

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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:

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

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

3922446

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(2-90)CCDCH-6

CLERK OF COURT
JULIE COVATTA
BOX 118
CHICAGO, ILLINOIS 60601

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CAROL MOSELLEY BRAUN
REGISTRAR OF TITLES

REGISTRAR OF TITLES
EMERGENCY DOCUMENT
COURT HOUSE OF TITLES
1837671
2479-2-336 336
79779-88
OCT 29 1999
G.I.T./MANZANES

GREATER ILLINOIS
TITLE COMPANY
BOX 116
472304

Property of Cook County Clerk's Office

Attest: AURELIA PUCINSKI, Clerk.

JAMES E. O'GRADY, Sheriff

CECIL PARTER, State's Attorney

3922446

PLAAS, 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
 independence of the United States of America, the two hundredth and
 PRESENT: - The Honorable
 Judge of the Circuit Court of Cook County.

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

UNITED STATES OF AMERICA

PLAINTA JUDGMENT

(2-90) CCDC-6