

# UNOFFICIAL COPY

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Form #20

Certificate No. 1329263 Document No. 3925131

TO THE REGISTRAR OF TITLES  
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached  
on the Certificate 1329263 indicated affecting the  
following described premises, to-wit:

~~.....~~  
LOT FOURTEEN.....(14)  
In W. L. DeWold's Subdivision of the West Half (4) of the North 5 acres of the East One-Third  
(1/3rd), of the West Half (4) of the Northeast Quarter (4) of Section 27, Township 39 North,  
Range 13, East of the Third Principal Meridian.

Section 27 Township 39 North, Range 13 East of the  
Third Principal Meridian, Cook County, Illinois.

CHICAGO, ILLINOIS 9/27/1969

Stephen Galy

3925131

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Form 650

Certificate No. 13792 Document No. 13792

TO THE REGISTRAR OF TITLES  
COOK COUNTY, ILLINOIS

You are directed to register the document hereto attached  
on the Certificate 13792 indicated affecting the

following described premises, to-wit:

Property of Cook County Clerk's Office

Section 13 Township 35 North, Range 13 East of the  
Third Principal Meridian, Cook County, Illinois.

[Signature]

13792  
CHICAGO, ILLINOIS

680151



# UNOFFICIAL COPY

Clerk

19

day of

the seal of said Court, in said County, this

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

defendant/respondent

plaintiff/petitioner

in a certain cause lately pending in said Court, between

3925431

COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT; and complete

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, this and seal thereof, do hereby certify the above and foregoing to be true, perfect

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

Property of Cook County Clerk's Office

COUNTY OF COOK  
STATE OF ILLINOIS

CERTIFICATE OF ENTRY

COURT

1242

(A) Nature of instrument: Mortgage  
 (B) Date of mortgage: February 10, 1972  
 (C) Name of mortgagor: John Stephens & Eldora Stephens Corporation  
 (D) Name of mortgagee: Advance Mortgage Corporation  
 (E) Date and place of recording: February 11, 1972  
 Cook County Registrar of Titles Office  
 (F) Identification of recording: LR2607465  
 (G) Interest subject to the mortgage: Simple  
 (H) Amount of mortgage (interest charges including

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3. Information concerning mortgage:  
 any originals presented may be withdrawn.  
 2. Attached to the complaint as Exhibit "A" is a copy of said mortgage and as Exhibit "B" is a copy of a note secured thereby. Exhibits "A" and "B" are admitted into evidence, and of Titles and Unknown Owners.  
 1. Plaintiff filed a complaint herein to foreclose the mortgage (or other conveyance in the nature of a mortgage) ("mortgage") joined the following persons as defendants: John Stephens & Eldora Stephens, Carol Moseley Braun, Registrar of Titles and Unknown Owners.  
 II. EVIDENTIARY FINDINGS.  
 4. That the redemption period in this case shall expire on March 5, 1990, unless shortened by further order of this court.  
 3. That the date when the last of the owners of the equity of redemption were served with summons or publication was August 4, 1989.  
 2. The court specifically finds service of process in each instance was properly made.  
 1. That it has jurisdiction of the parties hereto and the subject matter hereof.  
 I. JURISDICTION.  
 This cause coming on to be heard on motion by Plaintiff for judgment, the court finds:

JUDGMENT OF FORECLOSURE



NO. 89 CH 5508  
 Judge O'Brien

Ridgewood Savings Bank  
 Plaintiff  
 VS.  
 John Stephens & Eldora Stephens, Carol Moseley Braun, Registrar of Titles and Unknown Owners  
 Defendant

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
 COUNTY DEPARTMENT, CHANCERY DIVISION  
 Fisher And Fisher  
 File # 19955  
 n/ct

3925431





2. The plaintiff has been compelled to advanced or will be compelled to advance, various sums of money in payment of costs, fees, expenses and disbursements incurred in connection with the foreclosure, including, without limiting the generality of the foregoing, filing fees, service of process fees, copying charges, stenographer's fees, witness fees, costs of duplication, costs of procuring and printing documents and costs of

1. Plaintiff has been compelled to employ and retain attorneys to prepare and file the complaint and to represent and advise the plaintiff in the foreclosure of the mortgage, and the plaintiff has and will thereby become liable for the usual, reasonable and customary fees of the attorneys in that behalf.

III. FEES AND COSTS.

- (K) The name of the present owners of said real estate are: John Stephens & Eldora Stephens
- (L) The names of other persons who are joined defendants and whose interest in or lien on the mortgaged real estate is sought to be terminated are: NONE, which item(s) is(are) subordinate and subordinate to the lien of plaintiff.
- (M) The names of defendants personally liable for the deficiency, if any are: John Stephens & Eldora Stephens
- (N) The capacity in which plaintiff brings this foreclosure is as the owner and legal holder of said note, mortgage and indebtedness.

ITEMIZED ADVANCES:

Monthly Insurance Premium	\$ 8.32
Securing	854.00
County Tax	619.44
Hazard Insurance Premium	103.65
TOTAL ADVANCES	\$ 1,585.41
Unpaid Principal	\$3,469.69
Accrued interest on unpaid	
Principal to date of judgment:	255.04
Advances by Plaintiff:	1,585.41
Costs of suit:	729.86
Plaintiff's Attorneys' Fees:	600.00
TOTAL BALANCE DUE	\$6,640.00

(J) That by virtue of the mortgage and the evidence of indebtedness secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid and subsisting lien upon the hereinafter described property as follows:

(I) The legal description of the mortgaged premises: subsequent advances made under the mortgage: \$12,150.00 located in W. L. Demolt's Subdivision of the East 1/2 of the North 5 acres of the East 1/3 of the West 1/2 of the North East 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. c/k/a 2228 South Keeler Avenue, Chicago, IL 60623 ID #16-27-203-042

3925131

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CLERK OF COOK COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CLERK OF COOK COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CLERK OF COOK COUNTY

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CLERK OF COOK COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office



V. ORDER UPON DEMAND REQUEST FOR FORECLOSURE.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. The sum of attorney fees allowed herein as stated above is the fair, reasonable and proper fee to be allowed to plaintiff as attorney's fees in this proceeding in accordance with the terms of the note and mortgage given to plaintiff by said defendants, which should be added to and become a part of the indebtedness due to plaintiff.

2. Plaintiff's mortgage is prior and superior to all other mortgages, claims of interests and liens upon said real estate except for real estate taxes and special assessments, if any.

3. Plaintiff is mortgagee and superior to all other encumbrances except unpaid general real estate taxes for the present or past years and thereafter and special assessments, if any, subject to any defendant's right of redemption.

4. Said real estate is free and clear of all liens and court costs, including publication costs and expenses of sale, entry of this judgment and additional advances, expenses and together with interest thereon at the statutory rate after the total Balance Due, as found in II, paragraph 3. (d) above, mortgage upon the real estate described therein in the amount of relief prayed for in the complaint including foreclosure of said complaint are true substantially as set forth, and the equities in the cause are with plaintiff, and plaintiff is entitled to the allegations and deemed allegations of plaintiff's

IV. ULTIMATE FINDINGS.

1. The allegations and deemed allegations of plaintiff's advanced at the rate provided in the mortgage. the mortgage and will bear interest from the date such monies are expended has or will become an additional indebtedness secured by

2. Under the terms of the mortgage, any money so paid or deemed necessary for the proper preservation thereof. or to make such repairs to the real estate as may reasonably be pay fire and other hazard insurance premiums on the real estate estate, it has or may also become necessary for the plaintiff to

3. In order to protect and preserve the mortgage real estate, it has or may be levied upon the mortgaged real estate. which have been or may be levied upon the mortgaged real estate.

4. In order to protect the lien of the mortgage, it may or has become necessary for plaintiff to pay taxes and assessments the date on which such advances are made. advances at the rate of interest provided in the mortgage, from expenses and disbursements, together with interest on all is entitled to recover all such advances, costs, attorneys' fees, are made a lien upon the mortgaged real estate and the plaintiff costs, attorney's fees and other fees, expenses and disbursements

5. Under the terms of the mortgage, all such advances, procure abstracts of title, Torrens certificates, foreclosure minutes and a title insurance policy.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal of office, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County

PROPERTY OF COOK COUNTY CLERK'S OFFICE

10/1/1900

confirming the sale. such party under this judgment of foreclosure or the order purchase price to be paid for such real estate the amounts due successful bidder at the sale, such party may offset against the 5. In the event any party to this foreclosure is a

restrictions of record. special assessments upon the real estate and easements and become due and payable as of the date of this judgment and any the current year, and for the preceding year which have not shall include general real estate taxes for past years, (if any) 4. Exceptions to which title shall be subject at the sale

shall designate. 3. The sale shall be conducted by any judge of this court, the Sheriff of Cook County, or Special Commissioner as this court,

- 2. The sale shall be by open verbal bid. 1. The sale shall be by public auction.

VI. ORDER UPON SPECIAL MATTERS.

estates in accordance with statutory provisions. purchaser shall be let into possession of the mortgaged real shall be issued to the purchaser according to law and such 6. If no redemption is made prior to such sale, a deed

mortgaged real estate. title, interest, claim, lien or right to redeem in and to the all of them, shall be forever barred and foreclosed of any right, persons claiming by, through or under them, and each and any and foreclosure in accordance with statutory provisions, and all statutory provisions, the defendants made parties to the entitled thereto to redeem prior to such sale, pursuant to 5. In the event of such sale, and the failure of the person

under the judgment for foreclosure and order confirming the sale. against the purchase price of such real estate the amount due mortgaged real estate at such sale, the plaintiff may offset 4. In the event the plaintiff is a purchaser of the

from the date of the judgment. expenses incurred after judgment at the statutory judgment rate forth in this judgment, together with the interest advances, and the court, to satisfy the amount due to the plaintiff as set judgment, the mortgaged real estate shall be sold as directed by 3. In default of such payment in accordance with this

mortgage or by law). expenses of the proceedings (to the extent provided in the account, together with attorneys' fees, costs, advances, and whatever sums may appear to be due upon the taking of such period, within seven days after the date of this judgment) before expiration of any redemption period (or, if no redemption 2. The defendants are ordered to pay to the plaintiff

herein.

3925131

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

1870000

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IX. APPLICATION OF PROCEEDS.

2. Delivery of the deed executed on the sale of the real estate, even if the purchaser or holder of the certificate of sale is a party to the foreclosure, shall be sufficient to pass the title thereto. Such conveyance shall be an entire bar of (1) all claims of parties to the foreclosure and (11) all claims of any nonrecord claimant who is given notice of the foreclosure as provided by statute.

1. Upon or after confirmation of the sale, the person who conducted the sale or the court shall execute a deed to the holder of the certificate of sale sufficient to convey title, in which judgment was entered authorizing issuance of the deed. Signature and the recital in the deed of the title or authority of the person signing the deed as grantor, of authority pursuant to this judgment and of the giving of the notices required by statute shall be sufficient proof of the facts recited and of such authority to execute the deed, but such deed shall not be construed to contain any covenant on the part of the person executing it.

VIII. TRANSFER OF TITLE.

e. Certificate of Sale. Upon the sale of mortgaged real estate, the person conducting the sale shall give a certificate of sale to the purchaser and cause such certificate of sale to be recorded. The certificate shall be freely assignable by endorsement thereon.

d. No other notice by publication or posting shall be necessary.

c. Notice of the sale may be given prior to the expiration of the redemption period.

b. The party who gives notice of public sale shall again give notice of any adjourned sale; provided, however, that if the adjourned sale is to occur less than 30 days after the last scheduled sale, notice of any adjourned sale need be given only once, not less than 5 days prior to the day of the adjourned sale.

a. The notice of sale shall be published at least three consecutive calendar weeks (Sunday through Saturday) once in each week. The first such notice is to be published no more than 35 days prior to the sale, the last such notice to be published not less than 7 days prior to the sale, pursuant to law.

3. NOTICE OF SALE: The mortgagee, or such other party designated by the court, in a foreclosure under this Article shall give public notice of the sale.

2. Upon expiration of the redemption period, the real estate shall be sold at a sale as provided by law.

1. The real estate is ordered sold according to law.

3925431

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CLERK OF THE COURT

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

Property of Cook County Clerk's Office

187-2000



Mortgagee shall have possession of said real estate until the sale is confirmed unless an order of court to the contrary is entered. Upon confirmation of the sale, the purchaser shall have a right to possession of the premises conveyed and any of the parties in this cause who are in possession of said premises, and any person who, since the commencement of this suit, has come into possession shall surrender possession thereof to such

2. POSSESSION

The person conducting the sale shall file a report of sale with the clerk of this court specifying the amount of proceeds of sale realized and the disposition thereof.

1. REPORT OF SALE

XI. OTHER MATTERS.

3. The amount required to redeem shall consist of the Total Balance Due as declared above plus interest thereon at the statutory rate hereafter and all additional costs and other expenses allowed by the court including payments for taxes, insurance, preservation or other necessary expenses with interest thereon.

2. This is a foreclosure of a mortgage of residential real estate. The redemption period shall end on the later of (1) the date 7 months from the date the mortgage or, if more than one, all the mortgages (A) have been served with summons or by publication or (B) have otherwise submitted to the jurisdiction of this court, or (11) the date three months from the date of entry of this judgment of foreclosure.

1. Only an owner of redemption may redeem from this foreclosure, and such owner of redemption may redeem only during the redemption period specified herein.

X. REDEMPTION

4. Amount of any surplus to the mortgagor or as otherwise directed by the court.

3. Satisfaction of claims in the order of priority adjudicated in this judgment of foreclosure; and in subsequent order of this Court; and;

2. the reasonable expenses of securing possession before sale, holding, maintaining, and preparing the real estate for sale, including payment of taxes and other governmental charges, premiums on hazard and liability insurance, management fees, and to the extent provided for in the mortgage or the recorded agreement and not prohibited by law, reasonable attorneys' fees, payments made pursuant to Illinois Revised Statutes, Chapter 110, Section 15-1505 and other legal expenses incurred by the mortgagee;

1. the reasonable expenses of sale;

The proceeds resulting from the sale ordered herein shall be applied in the following order:

3925131



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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

In testimony whereof, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Witness my hand and the seal of said County at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Property of Cook County Clerk's Office

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purchaser. If said parties in possession refuse to vacate the property-this order may be placed with the Sheriff to begin a eviction and the Sheriff is hereby directed to remove all parties in possession and to place into possession such purchaser.

**3. DEFICIENCY**

If the money arising from said sale shall be insufficient to pay the amounts due to the plaintiff with interest and the costs and expenses of sale, or if there is a surplus from said sale the person conducting the sale shall specify the amount of such deficiency or surplus in the report of sale, and a judgment shall be entered therefor, if appropriate.

**4. JURISDICTION**

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 appointing a Receiver during the redemption period if necessary.

ENTERED:

Judge

ENTERED	
SEP 20 1989	<i>[Signature]</i>
T. O'BRIEN	139

DATED: \_\_\_\_\_

FISHER AND FISHER  
Attorneys at Law, P.C. #3309  
30 North LaSalle, Suite 2720  
Chicago, IL 60602  
Telephone: (312) 372-4784

Property of Cook County Clerk's Office

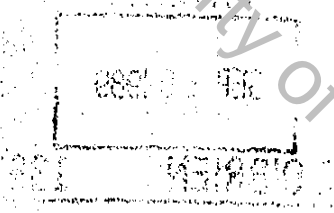
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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

CLERK OF COURT

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PROPERTY OF STATE

PROPERTY OF STATE

PROPERTY OF STATE  
COUNTY OF COOK

PLEASE PRINT (the name of the person whose name is on the back of the Court's seal) and the name of the Court. If the Court is a branch of the Court, please print the name of the branch and the name of the Court. If the Court is a branch of the Court, please print the name of the branch and the name of the Court. If the Court is a branch of the Court, please print the name of the branch and the name of the Court.

Property of Cook County Clerk's Office

STATE OF ILLINOIS,  
COUNTY OF COOK ss.  
AURELIA PUCINSKI

I, **MARION J. HANLEY**, 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  
**RIDGEWOOD SAVINGS BANK** ..... plaintiff/petitioner  
and **JOHN STEPHENS, et al** ..... defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed  
the seal of said Court, in said County, this **3rd** .....  
day of **April**, 19 **90**

*Aurelia Pucinski* ..... Clerk

3925431

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 of said  
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.

RICHARD M. DALEY, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

Property of Cook County Clerk's Office

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1997 NOV - 9 PR 3 48  
DARGE MOSELEY BRAUN  
REGISTRAR OF TITLES

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11-9-90
Date

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SPRINGFIELD ILLINOIS

S-12129332