

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

] ss.

KENNETH L. GILLIS

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

May 29,

90

and of the
fourteenth

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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missed July 7th

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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

Fisher And Fisher
File No. 20868

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

Margaretten and Company, Inc.)
Plaintiff)
)
va.)
)
William A. Warren and Ann)
Warren, Carol Moseley Braun,)
Registrar of Titles and Unknown)
Owners.)
Defendants.)

No. 90 CH 1312
Judge Curry

JUDGMENT OF FORECLOSURE

RECORDED
INDEXED
MAY 2 1990
KENNETH LOGGINS

This cause coming on to be heard on Plaintiff's Motion for Judgment, the Court FINDS:

1. That it has jurisdiction of the parties hereto and the subject matter hereof and that service of process in each instance was properly made.
2. That the date when the last of the owners of the equity of redemption were served with summons or by publication was April 20, 1990.
3. That the redemption period in this case shall expire on November 21, 1990, unless shortened by further order of this Court.
4. That by virtue of the mortgage and the note secured thereby, there is due from the mortgagors to the Plaintiff, and the Plaintiff has a valid and subsisting lien for said amount upon the hereinafter described property the following:

Unpaid Principal:	\$ 49,948.02
Accrued interest on unpaid principal to May 29, 1990:	4,355.98
Advances by Plaintiff:	496.30
Costs of Suit:	915.42
Plaintiff's Attorneys' fees:	<u>900.00</u>
TOTAL JUDGMENT INDEBTEDNESS	\$ 56,615.72

5. The mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of COOK County, Illinois as Document No. 3749983, and the subject property is legally described as follows:

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Lot 283 in Richton Hills 2nd Addition, being a Subdivision of Part of the Southwest 1/4 of Section 27, Township 35 North, Range 13, East of the Third Principal Meridian, According to the Plat Thereof Registered in the Office of Registrar of Titles of Cook County, Illinois on February 4, 1969 as Document Number 2434295 and Surveyor's Certificate of Correction Therefor Registered on May 6, 1969 as Document Number 2449349 in Cook County, Illinois.

c/k/a 4409 Churchill Dr., Richton Park, IL 60400
Tax ID # 31-27-318-015

6. The names of defendants personally liable for the deficiency, if any are: William A. Warren and Ann Warren.

7. The rights and interest of all the other parties to this cause to the property hereinafter described, are inferior and subordinate to the lien of the Plaintiff, are described as follows: None.

8. The Plaintiff has been compelled to retain legal counsel and to advance, various sums of money in payment of costs, fees, expenses and disbursements for taxes, assessments and insurance in connection with this foreclosure, which under the terms of the mortgage are made a lien upon the mortgaged real estate and which the plaintiff is entitled to recover together with interest on all advances at the rate of interest provided in the mortgage, from the date on which such advances are made.

9. The allegations in Plaintiff's complaint are true, and the equities in the cause are with Plaintiff, and Plaintiff is entitled to the relief prayed for in the complaint including foreclosure of said mortgage upon the real estate described therein in the amount of the Total Judgment Indebtedness as found above, together with interest thereon at the statutory rate after the entry of this judgment and with additional advances, expenses, and court costs as may be paid out by Plaintiff thereafter.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. **REDEMPTION:** The Defendants are ordered to pay to the Plaintiff the Total Judgment Indebtedness found due above before the expiration of the redemption period, together with additional attorneys' fees, costs, advances, and expenses incurred thereafter with interest. In default of such payment, upon expiration of the redemption period, the mortgaged real estate shall be sold to satisfy the amount due to the Plaintiff together with the interest, advances, and expenses incurred after judgment at the statutory judgment rate from the date of the judgment.

2. **THE SALE** shall be by public auction with open verbal bid conducted by any judge of this court, by the Sheriff of COOK County, or Sales officer as this Court shall designate. Exceptions to which title shall be subject at the sale shall include unpaid general real estate taxes and, special assessments upon the real estate and easements and restrictions of record, as well as any liens of records prior in right and interest to the lien herein foreclosed.

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3. NOTICE OF SALE Notice specifying the time, date, and location of the sale and identifying and describing the real estate to be sold shall be published at least three consecutive calendar weeks, 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. If the sale is to be continued to a later date 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.

4. REPORT OF SALE 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. Out of the proceeds of the sale, the person conducting the sale shall retain his fees and costs. Out of the remainder of such proceeds, the person conducting the sale shall pay to the Plaintiff the amount of this Judgment found to be due with interest on said sum, at the rate of Nine (9%) percent per annum from the date of this Judgment to the date of sale plus advances by Plaintiff for the publication for Sale, taxes, maintenance, late charges, and other necessary items, plus interest thereon from the date of said expenditure to the date of sale.

In the event any party to this foreclosure is the successful bidder at the sale, such party may offset against the purchase price to be paid for such real estate the amounts due such party under this Judgment of Foreclosure plus amounts advanced for costs and expenses with interest thereon. In the event of a third party bidder, the successful bidder shall pay to the person conducting the sale, no less than 10% down in certified funds, and the balance within 24 hours of the date of the sale. If the remainder of the proceeds shall not be sufficient to pay the above described amounts the person conducting the sale shall then specify the amount of the deficiency in his Report of Sale. If such remainder shall be more than sufficient to pay such amounts, the person conducting the sale shall hold the surplus subject to the further order of this Court.

5. CERTIFICATE OF SALE After the sale, the person conducting the sale shall give a Certificate of Sale to the purchaser. The certificate shall be freely assignable by endorsement thereon. Upon confirmation of the sale by Order of this Court, the person who conducted the sale shall execute a deed to the holder of the Certificate of Sale sufficient to convey title. Such conveyance shall be an entire bar of all claims of parties to the foreclosure and all claims of non record claimants given notice of the foreclosure as provided by statute.

6. POSSESSION The Mortgagor shall have possession of said real estate until the sale is confirmed unless an order of Court to the contrary is entered. Thirty (30) days after the confirmation of the sale by Order of this Court, the purchaser or his assigns, 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 persons who, since the commencement of this suit, have come into possession, shall surrender possession thereof to such purchaser or be subject to

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immediate execution pursuant to order of this Court

7. 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

[Handwritten Signature]

Dated: May 29, 1990

FISHER AND FISHER
Attorneys At Law PC
30 North LaSalle Street
Chicago, IL 60603
312-372-4784
Atty ID 3309

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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
MARGARETTEN & CO. INC. plaintiff/petitioner
WILLIAM A. WARREN, ET AL defendant/respondent.
and
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IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 1st

day of November, 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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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

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