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PLACITA JUDGMENT

3948476

(2-90) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

ALBERT GREEN

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 ..... July 7,  
in the year of our Lord, one thousand nine hundred and ..... 89 ..... and of the  
Independence of the United States of America, the two hundredth and ..... fourteenth

ALBERT GREEN

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

JACK O'MALLEY

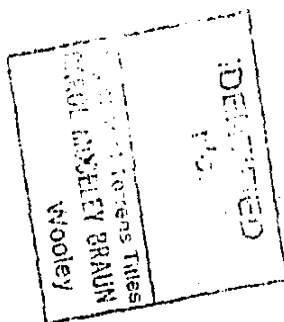
State's Attorney

MICHAEL F. SHEAHAN

Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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REGISTRAR OF TITLES  
CAROL HOODLEY BRAUN  
MAR 3 1990

Box 346  
JAMES TITLES & OTOOLE  
33 N. STATE STREET  
CHICAGO, ILLINOIS 60602

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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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Firm ID #11296

IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT - CHANCERY DIVISION

CONNECTICUT NATIONAL BANK & TRUST )  
COMPANY, )

Plaintiff, )

v. )

No. 89 CH 02348 )

BASHIR ASAD, N.C. CARTER, CAROL )  
MOSELEY BRAUN, REGISTRAR OF TITLES )  
OF COOK COUNTY, ILLINOIS AND )  
UNKNOWN OWNERS AND NONRECORD )  
CLAIMANTS, )

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. 1987, ch. 110, par. 2-1301(d)) and Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1987, ch. 110, par. 15-1506(a)) for Default and Judgment;

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 Bashir Asad, N.C. Carter and Unknown Owners and Nonrecord Claimants; that an Affidavit of Proof pursuant to

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*In Rem Deficiency,  
Case Order Appending*

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Property of Cook County Clerk's Office

Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1987, 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.

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:

|   |            |
|---|------------|
| Filing Fee for Foreclosure Action                                 | \$160.00   |
| Service of Process  | 52.04      |
| Recorder of Deeds (Filing of Lis Pendens)                         | 32.00      |
| Chicago Title Insurance   | 325.00     |
| Publication for service on Unknown Owners and Nonrecord Claimants | 215.60     |
| Attorneys' fee  | 1,472.95   |
| Estimate of Cost of Redemption                                    | 7.00       |
|   | \$2,264.59 |

(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 March 29, 1988        | \$24,787.69 |
| Accrued interest thereon at 17.5% to May 29, 1989 | 5,422.50    |
| Accrued Late charges                              | 354.24      |
|   | \$30,564.43 |

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

(d) The total amount due is the sum of \$32,829.02.

(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.

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(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 and unknown owners 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 No. LR 3640375, and the property herein referred to and directed to be sold is described as follows.

THE EAST 15 FEET OF LOT 32 AND THE WEST 15 FEET OF LOT 33 IN BLOCK 3 IN JOHN G. SHORTALL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1336 E. 71ST PLACE,  
CHICAGO, IL 60619

6. Bashir Asad, the mortgagor, was duly served by substitute service with summons on April 9, 1989.

7. The mortgaged real estate is residential property as defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1987, 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 November 9, 1989.

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. 1987, 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. 1987, 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 bidder for cash by James E. O'Grady, Sheriff of Cook County, in the Richard J. Daley Center, Chicago, Illinois at a time and place to be selected by said Sheriff.



10. That the Sheriff is appointed to execute this judgment and shall, either himself or by designation of the plaintiff to do so, give public notice of the time, place, and terms of such sale by publishing same once in each week for three consecutive calendar weeks (Sunday through Saturday), the first such notice to be published not more than thirty five days prior to the sale and the last such notice to be published not less than seven days prior to the sale; that said notice shall be by an advertisement in a newspaper circulated to the general public in the County in which the real estate is located, in the section where legal notices are commonly placed and by a separate advertisement, which may be in the same newspaper, in the section where real estate, other than real estate being sold in a legal proceeding, is commonly advertised to the public. Provided, however, that where said newspaper does not have separate legal and real estate sections, a single advertisement shall be sufficient.

11. That said sale may be adjourned at the discretion of the party conducting it provided, however, that if the adjourned sale date is to occur less than thirty days after the last scheduled sale, notice need be given only once, not less than five days prior to the date of adjourned sale.

12. That plaintiff, or any of the parties herein, may become the purchaser at such sale; that if plaintiff is the

successful bidder at said sale, the amount due the plaintiff, plus all costs, advances and fees hereunder, shall be taken as a credit on its bid.

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 Bashir Asad.

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 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

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representative or assigns; that the order confirming said sale shall so provide; that said order shall also provide that the Sheriff may execute on said order and evict any remaining occupants without further notice or order of Court.

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.

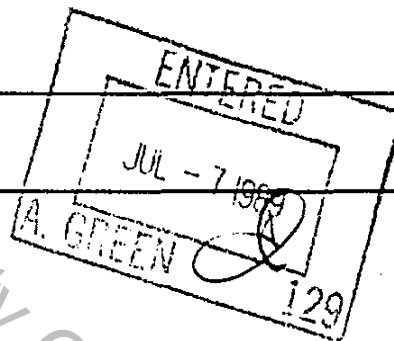
18. That the Court finds that there is no just cause for delay in the enforcement of or appeal from this judgment.

BRUCE N. MENKES  
SANDRA J. MIENTUS  
PETERSON, ROSS, SCHLOERB & SEIDEL  
200 East Randolph Drive, Suite 7300  
Chicago, Illinois 60601  
(312)861-1400

0005IMAR

ENTER:

DATE:



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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:.....

3948476

in a certain cause lately pending in said Court, between.....  
CONNECTICUT NATIONAL BANK & TRUST CO. .... plaintiff/petitioner  
BASHIR ASAD, ET.AL  
and ..... defendant/respondent.

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

the seal of said Court, in said County, this 22nd

day of January, 1991

(2-90) CCDCH-6

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

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

RE: Certificate of Title No. 966703, Vol 1937, Page 352

(See complete legal description attached)

. Connecticut National Bank & Trust Company vs  
. Bashir Asad, et als

Case No. 89 CH 2348

Carol Moseley Braun  
Registrar of Titles  
Cook County, Illinois

Dear Ms. Braun:

I have examined proceedings in the Circuit Court of Cook County, Illinois, above described being a proceeding to foreclose a mortgage registered as Document Number 3640375\*, covering the premises described in the foregoing Certificate of Title, also a Judicial Sale Deed issued by Intecounty Sales Corporation, an Illinois Corporation of Cook County, Illinois, to Connecticut National Bank and Trust Company and I find that title to premises aforesaid will be vested in:

CONNECTICUT NATIONAL BANK AND TRUST COMPANY

Subject to:

1. All unpaid general taxes and special assessments shown by our tax search and all sales, forfeitures and withdrawals for unpaid general taxes and special assessments.
2. Possible Federal Tax Liens that may be disclosed by a search of the records in the Office of the Recorder of Deeds.
3. Right of any party interested by appeal, writ of error, proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the Judgment for Foreclosure entered July 7, 1989 and Order Approving Sale and Report of Distribution dated December 19, 1990 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 2348 and entitled Connecticut National Bank and Trust Company vs Bashir Asad, et al.

JUN 2 1965

P. P. M.

# CERTIFICATE OF TITLE

Date Of First Registration

FEBRUARY THIRD (3rd)-----1917  
TRANSFERRED FROM  
CERTIFICATE NO. 842849

STATE OF ILLINOIS ) ss.  
Cook County )

I Sidney R. Olsen Registrar of Titles in  
and for said County, in the State aforesaid, do hereby certify that

N. C. CARTER AND HATTIE CARTER  
(Married to each other)  
NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

of the City of Chicago County of Cook and State of Illinois  
are the owner s of an estate in fee simple, in the following described  
land situated in the County of Cook and State of Illinois.

## DESCRIPTION OF LAND

The East 15 feet of LOT THIRTY TWO ----- (32)  
The West 15 feet of LOT THIRTY THREE ----- (33)

In Block Three (3) In John G. Shortall Trustees' Subdivision of the North Half (½) of the  
Northeast Quarter (¼) of Section 26, Town 38 North, Range 14, East of the Third Principal  
Meridian.

Subject to the Estates, Easements, Incumbrances and Charges noted on  
the following memorials page of this Certificate.

Witness My hand and Official Seal

this SEVENTH (7th) day of MAY A. D. 1965

5-7-65 mw

Sidney R. Olsen  
Registrar of Titles, Cook County, Illinois.

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Page 2

Certificate of Title No. 966703

LR # 8973 Case No. 89 CH 2348

4. Uncancelled memorials appearing on the outstanding Certificate of Title.

5. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Judgment of Foreclosure entered July 7, 1989 and Order Approving Sale and Report of Distribution dated December 19, 1990 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 2348 and entitled Connecticut National Banks & Trust Co. vs Bashir Asad, et al.

6. Upon registration of:

✓ (a) Certified copy of Judgment of Foreclosure;

✓ (b) Certificate of Sale;

✓ (c) Certified copy of Order Approving ~~Shoreliff's~~ Sale;

~~(d) Assignment of Certificate of Sale to (NOT APPLICABLE)~~

✓ (e) Judicial Sale Deed dated December 19, 1990, issued by Intercounty Judicial Sales Corporation an Illinois Corporation of Cook County.

without surrender of Owner's Duplicate Certificate of Title;  
without surrender of Mortgagee's Duplicate Certificate of  
Title No. 966703.

Very truly yours,

*Edward Cordova*

Edward Cordova  
Examiner of Titles

February 22, 1991

cd

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