UNITED STATES OF AMERICA

JUNIA CLOUT'S Judge of the Circuit Court of Cook County. PRESENT: - The Honorable Independence of the United States of America, the two hundredth and in the year of our Lord, one thousand nine hundred and ford, one thousand nine hundred and November 30, 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 KOBEKI I. SKLODOWSKI

JACK O'MALLEY

State's Attorney

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UNOFFICIAL COPY

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| County, this | the seal of said Court, in said | |
| ereunto set my hand, and affixed | In Milness Mhekeol' [µbag] | |
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| | in said Court, between | in a certain cause lately pending |
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| ty, in and for the State of Illinois and foregoing to be true, perfec | SKI, Clerk of the Cirpuit Court of Cook Couners and seal thereof, do hereby certify the above | I, AURELIA PUCIN and the records, fil |
| | MICHAEL P. SH | COUNTY OF COOK |

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some right, title, interest or lien in, to, or upon the real persons who are interested in this action and who have, or claim THAT THE PERSONS designated as Unknown Owners included other

defendants to this action in the manner provided by law; and Unknown Owners have been duly and regularly made parties Unknown Owners parties defendants to this action were duly filed and UNKNOWN OWNERS; that the Affidavits required to make such MOSELEY BRAUN, Cook County Registrar of Cicles, UNKNOWN TENANTS, complaint against the Defendant, ROBERT BLNKS, LOLITA BANKS, CAROL action by filing its the Plaintiff heretofore commenced this OFFICES OF LAWRENCE FRIEDMAN, and it appearing to the court that CORPORATION, Oby and through its attorneys, LAW MORTGAGE filed by the Plaintiff, Stars MORTGAGE CORPORATION, Assignee of THE THIS CAUSE COMING on to be heard upon the complaint heretofore

INDEMENT OF FORECLOSURE AND ORDER OF SALE

Defendant(s)

TENANTS 270 UNKNOWN OWNERS, Registrer of Titles UNKNOWN

CAROL KOSELEY BRAUN, Cook County ROBERT BANKS, LOLITA BANKS,

-81-

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:ON

Plaintiff(s),

CORPORATION, Assignee of THE FIRST MORTGAGE SEARS MORTGAGE CORPORATION,

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

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- 2. That all of the material allegations of the complaint are true and proven against said Defendants and that the evidence of indebtedness has been exhibited in open court and has been marked as Plaintiff's Exhibit "A", and that the security interest foreclosed has been exhibited in open court and has been marked as Plaintiff's Exhibit "B" was recorded in Cook County Registrar of Titles on September 3, 1987 and is known as Document Number LR 3648793; and that copies of the aforesaid evidence of indebtedness and security interest foreclosed have been and are attached to the complaint, leave has been given to withdraw the originals of the said Note and Mortgage and substitute therefore, said copies.
- 3. That the material allegations of the complaint filed herein are true and proven; that the equities of this cause are with the Plaintiff who is entitled to a Decree of Foreclosure in accordance with the prayer of the complaint; and that there is, at this time, due to said Plaintiff upon the Note and Mortgage Security, each of which has been in said complaint described, and following amounts:

Principal and Interest: 556,135.92 Costs and Fees: 5,070.59 TOTAL: \$61,206.51

That ROBERT BANKS and LOLITA BANKS is personally liable for any deficiency resulting from any sale hereunder.

- 4. That under the provisions of said Mortgage herein cought to be foreclosed, the costs of foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed and such expenses are hereby allowed to the Plaintiff.
 - 5. That the Plaintiff's Mortgage is first lien upon the real

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estate, or some part thereof in this complaint, described as tenants in possession; that the name of each of such other persons interested in this action is unknown to the Plaintiff and upon diligent inquiry cannot be ascertained, and all such persons, are, therefore, made parties defendants to this action by the name and description of UNKNOWN OWNERS.

THE COURT HAVING examined the files and records in this cause, the court having received an Affidavit of Prove Up, and being fully advised in the premises, finds that each of the Defendants in this cause has been duly and properly brought before the court, either through service of summons or by publication, all in the manner provided by law: that due and proper notice has been given to each of the Defendants during the progress of this cause, as required by law.

IT FURTHER APPEARING to the court that all Defendants failed to plead to the Plaintiff's Complaint within the time required by law, except: CAROL MOSELEY BRAUN, but therein made default and that an Order of Default has been heretofore entered against the above mentioned Defendants so failing to plead, and that the Plaintiff's complaint has been taken as confessed by and against all such defendants herein; or if the Defendants have plead, a Summary Judgment has been entered by separate Order; and the court being fully advised in the premises,

FINDS AS FOLLOWS:

1. That the court has jurisdiction of the parties to and the subject matter of this cause.

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estate hereinafter described and is superior to all other liens, rights or claims upon the real estate.

- 6. That in said Mortgage it is provided that the Attorneys for the Plaintiff are entitled to reasonable Attorneys' fees; that the sum of \$1,900.00 has been included in the above indebtedness as aforesaid Attorneys' fees as provided in the Mortgage, that said sum is the usual, customary and reasonable charge made by attorneys in line cases; that said sum shall be retained by the Attorney for the Plaintiff and that said sum is hereby allowed.
- 7. That this Court find that the subject property is residential property, with a seven month period of redemption.
- 8. That there is no just reason for delaying enforcement of or appeal for this Decree.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that if the property is not redeemed according to law, upon expiration of the statutory period of redemption on poril 16, 1990 a Sheriff's Sale shall be held and the Plaintiff herein, or his successor in interest, or assigns, shall be entitled to a Sheriff's Deed conveying the subject premises.

or any on of them, within (3) days from the entry of this Decree, pay or cause to be paid to Plaintiff the sum of \$61,206.51 with interest thereon at the rate of nine (9) percent per annum from the date of this Decree to the date of payment, and to pay to the Officers of this court the taxed costs in this cause, the premises hereinafter and in said Complaint described, or so much thereof as

নিবালনা বিভাগীয়ে ইন্টেট্রির প্রাণ্ট্রির প্রাণ্ট্রির সাল্ড বিভাগ একিছে। ইন্টেট্রির বিভাগ এই বিভাগ বিভাগ বিভাগ

may be necessary to pay the amounts found to be due to the

Plaintiff, with interest thereon and the costs aforesaid, and which may be sold separately without material injury to the parties in interest, be sold at public venue, upon the expiration of the redemption period as aforesaid, to the highest bidder for cash by O'Grady, Sheriff of Cook County, or his successor in office or duly authorized deputy, hereafter designated "said Appointee", at Richard J. Daley Center, Clark and Randolph Streets, Room 701, Chicago, Illinois that said Appointee give public notice time place, and date of such sale by published the same at least once in every week for three (3) successive weeks in some secular newspaper of general circulation published in the County of Cook, and State of Illinois; that the Plaintiff or any of the parties to this cause may become purchasers at such sale; that said Appointee may, in the description, for good cause adjourn or continue the sale so advertised by oral proclamation and without further publication; that upon said sale being made, said Appointee shall execute and deliver to the pirchaser or purchasers a Certificate of Sale evidencing such purchase and describing the premises purchased and the amount paid therefore, or, if purchased by the Plaintiff, the amount of its bid and the cime when such purchaser or purchasers will be entitled to a deed to said premises, and within ten (10) days from the date of sale, he shall file a duplicate of such Certificate in the Cook County Registrar of Titles.

THAT SAID APPOINTEE, out of the proceeds of such sale, shall

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retain his fees, disbursements, and commissions herein and pay to the Officers of this court their costs in this cause, and out of the remainder, pay to the Plaintiff its otherwise unreimbursed costs to be incurred subsequent to the entry of this Decree in connection with foreclosure sale and perfection of the Certificate of Sale thereunder; and also out of the remainder pay to the Plaintiff the amount by this Decree found to be due to said Plaintiff with interest thereon at the rate of nine (9) percent per annum from the date of this Decree to the date of sale, and if such remainder shall be more than sufficient to pay the aforesaid amounts that no bring such surplus into the court to abide the further Order of said court, and that he take receipts from the respective parties to whom he might have made payment as aforesaid and file the same with his Paport of Sale with the court.

estate taxes, assessments or any other advances, either approved by this Court, or pursuant to statute, with respect to the property foreclosed herein during the period of redemption, the sum paid plus statutory interest therefrom from the date of payment, pursuant to Illinois Revised Statute, Chapter 110, Section 15-1505, shall be added to the sum outstanding subsequent to judgment and prior to sale or the Defendants' statutory special rights of redemption.

IT IS FURTHER ORDERED that, upon the expiration of the time specified by Illinois Revised Statutes, Chapter 110, Section 15-1603, if the premises are not redeemed according to law, and are

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Sheriff's Sale, upon confirmation of said Sale by this sold at Court, pursuant to Illinois Revised Statutes, Chapter 110, Section 15-1509, 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 and redemption or claim of, in, and to said premises of any part thereof; that in case said shall not have been specifically redeemed as provided by statute, then upon production to the said Appointee, or his successor or duly authorized Deputy, of said Certificate of Sale by of which will be a first the said the legal holder of such Certificate along with an Order confirming said Sale, a good and sufficient Sheriff's Deed of conveyance of said premises; that thereupon the grantee or grantees in such Deed, or his or their legal representative or assigns, be let into possession of said premises, and that any of the parties to this cause who may have come into possession through or under them, or any of the, since the commencement of this suit, upon the production of said Sheriff's Deed of Conveyance, or a true copy thereof, shall surrender possession of said premises to said grantee or grantees, or his or their representatives or assigns, and, in default of so doing, an Order of Fossession shall be provided in the Order confirming said Sale.

THE PREMISES by the Decree authorized to be sold are situated in the County of Cook, State of Illinois, and are described as follows:

LOT 517 IN BLOCK 23, IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE

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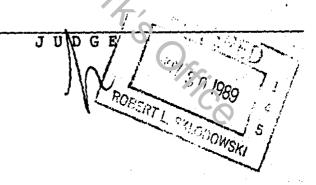
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 26, 1972, AS DOCUMENT NUMBER 26 04 946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972, AS DOCUMENT NUMBER 26 46 492, IN COOK COUNTY, ILLINOIS

and is commonly known as 17751 Sarah Lane, County Club Hills, Illinois 60477, and the permanent tax number is 28 35 114 022.

THE COURT expressly retains jurisdiction of the property which is the subject of this foreclosure for the entire period of redemption and Sheriff's Sale and for so long thereafter as may be necessary for the purpose of placing in possession of the premises the grantee or grantees in said sheriff's Deed, or his or their legal representatives or assigns, and reserves the right to appoint a Receiver to take possession of said premises in order to prevent impairment of the value of the premises, manage and conserve the premises, or satisfy any deficiency which may be found due to the Plaintiff.

DATED:

ENTER:



The County Clark's Office

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| STATE OF ILLINOIS, COUNTY OF COOK | Cox | | | |
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| and complete COPY OF A CERTAIN J | JUDGMENT MADE AN | DENTERED OF I | RECORD IN SA | ID COURT: |
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| ROBERT BANKS, ET AL | | | 130 13 | intiff/petitioner 2 lant/respondent. 3 |
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| | <i>I</i> | id Court, in said | 2 | 7th |
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| (2-90) CCDCH-6 | day of | elia (Mi | ensly | , 19 |

UNITED STATES OF AMERICA

STATE OF ILINOIS, COUNTY OF COOK

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| PLEAS, before the Honoral one of the Judges of the Circuit Cou | ole | linois, holding a branch Court, at the |
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| Court, at the Court House in said (| County, and state, on | ************* |
| in the year of ov. Lord, one thousa | nd 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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IDENTIFIED No.

No.

Register of forens Title CAROL HOSELY BRAUN
MATIC: JAHNKE

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MIDIAMERICA TITLE COMPANY
33 NORTH DEARBORN STREET
CHICAGO, ULLINOIS-60602
3/6094

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