

0 3 7 7 0 1 3

Property of Cook County Clerk's Office

3970218

Attest: AURELIA PUCINSKI, Clerk.

JACK O'MALLEY
ATTORNEY
MICHAEL F. SHEAHAN
ATTORNEY

Judge of the Circuit Court of Cook County.

PLEAS, before the Honorable
Sophia Hall
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
December 7th
in the year of our Lord, one thousand nine hundred and
90
and of the
Independence of the United States of America, the two hundredth and
fifteenth
Sophia Hall
PRESENT: - The Honorable
Judge of the Circuit Court of Cook County.

3970218

STATE OF ILLINOIS,
COUNTY OF COOK
] ss.

UNITED STATES OF AMERICA

UNOFFICIAL COPY

(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

..... 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. [

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TOTAL \$ 35,687.18

Principal, Accrued Interest and Advances by Plaintiff: \$ 33,597.34
Costs of Suit: \$ 1,050.84
Attorneys' Fees: \$ 1,039.00

That all the material allegations of the complaint and those deemed to be made pursuant to Chapter 110, Section 15-1504 (c) 1-11, Illinois Code of Civil Procedure are true and proven; that by entry of this judgment for foreclosure and sale, the Mortgage and Note which are the subject matter of these proceedings is extinguished and merged into judgment and default no longer exists, but has been replaced by judgment; and that by virtue of the mortgage and the affidavits presented as evidence of indebtedness secured thereby, there is due to the Plaintiff, and it has a valid and subsisting lien on the property described hereafter for the following accounts.

A. It has jurisdiction to the parties hereto and the subject matter hereof.

THIS CAUSE having been duly heard by this Court upon the record herein, the Court FINDS:

JUDGMENT FOR FORECLOSURE AND SALE

EQUITABLE MORTGAGE COMPANY
PLAINTIFF
NO. 90 CH 4454
Judge
Sopnia H. Hall
ANDREW MCCOY; LARICE MCCOY; CAROL MOSELEY BRAUN, REGISTRAR OF TITLES; CONTINENTAL BANK N. A. formerly CONTINENTAL ILLINOIS NATIONAL BANK; THE STATE OF ILLINOIS; UNKNOWN TENANTS; UNKNOWN OWNERS & NON RECORD CLAIMANTS; DEFENDANTS

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

3970218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

100-107005

UNOFFICIAL COPY

11720 S. PRINCETON
CHICAGO, IL 60678

COMMONLY KNOWN AS:

ILLINOIS
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14,
EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE
1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF THE
GARD'S ADDITION TO PULLMAN, A SUBDIVISION OF THE SOUTHWEST
LOT 42 AND THE SOUTH 1/2 OF LOT 43 IN BLOCK 3 IN GAZZAN

F. That the mortgage described in the Complaint and hereby
foreclosed appears of record in the Office of the Recorder or
Registrar of Deeds, Cook County, Illinois, as Document No.
2767653, and the property herein referred to and directed to
be sold is described as follows:

E. That advances made in order to protect the lien of the
judgment and preserve the real estate, shall become an
additional indebtedness secured by the judgment lien pursuant
to Chapter 110, Sec. 15-1504 (c).

D. That under the provisions of said mortgage, the costs of
foreclosure are an additional indebtedness for which the
plaintiff should be reimbursed, and that such expenses are
hereby allowed to the plaintiff.

\$1,039.00

C. That by its terms said mortgage provides that the
attorneys for the plaintiff shall be entitled to an award of
reasonable attorneys' fees herein, and that included in the
above indebtedness are attorneys' fees, and that the following
sum is hereby allowed to the plaintiff:

B. That there is due and owing to the Defendants immediately
hereinafter stated, if any, the sums set forth as a lien(s)
upon the subject premises subordinate and inferior to the
lien and interest of the Plaintiff pursuant to the verified
pleadings filed herein:
NONE

All the foregoing amounts have been accounted for in the
affidavits filed by Plaintiff.

3970218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

03/10/08

UNOFFICIAL COPY

notice: 15-1507 and 15-1503 (b)(1) and (11).
information shall not invalidate the legal effect of the
following information, but an immaterial error in the
pursuant to Sec. 15-1507, and said notice shall include the
2. NOTICE OF SALE: That Notice of the Sale shall be given

1. That a judicial sale of the subject property be conducted
by a foreclosure sale officer in accordance with statutory
provisions.

IT IS FURTHER ORDERED:

IT IS THEREFORE ORDERED that this judgment is entered pursuant to
Section 15-1506 and 15-1503 (b)(1) and (11).

M. That true and correct copies of the original Note and the
original mortgage are attached to the complaint.

L. The rights of redemption shall expire on March 8, 1991,
unless
shortened by further order of court.

K. The mortgaged real estate is residential as defined in
Chapter 110, Sec. 15-1219 Illinois Revised Statutes.
Provided the real estate is "Residential", the redemption
period shall expire the later of (1) seven (7) months from
the date the mortgagor as described herein, was served by
summons or publication, or (11) the date three (3) months
from the date of entry of this judgment. Provided the real
estate is "Not Residential", the redemption period shall
expire the later of (1) six (6) months from the date the
mortgagor was served by summons or publication, or (11) the
date three (3) months from the date of entry of this
judgment.

J. The date when the last of the owners of the equity of
redemption were served with summons or by publication was
May 28, 1990. The rights reinstatement shall expire ninety
days from the aforesaid date when the court obtained
jurisdiction over the mortgagors.

I. That the rights and interests of all the Defendants to
this cause in and to the property hereinbefore described are
inferior to the lien of Plaintiff.

H. That the mortgagors and any other owners or co-owner of
the subject property are the owner(s) of the equity of
redemption as set forth in complaint heretofore filed.

ANDREW MCCOY: LAERICE MCCOY:

G. That the Mortgage herein referred to is secured by a
Mortgage Note personally executed by:

3970218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

The party who gives notice of public sale shall also give notice to all parties in the action who have appeared and have not heretofore been found by the court to be in default for failure to plead. Such notice shall be given in the manner provided in the applicable Rules of Court for service of papers other than process and complaints, not more than 45 days nor less than 7 days prior to the date of sale. After notice is given as required in this section, a copy thereof shall be filed in the office of the Clerk of this Court together with a certificate of counsel or other proof that the event of adjournment, the person conducting the sale shall, upon adjournment, announce the date, time and place

4.

The notice of the sale shall be published at least three consecutive calendar weeks, once in each week, the first such notice to be published not more than 45 days prior to the sale, the last such notice to be published not less than 7 days prior to the sale. If the notice is published in a newspaper circulated to the general public in the county in which the real estate is located, in the section of that newspaper where legal notices are commonly placed and (b) separate advertisements in the section of such newspaper, which may be the same newspaper, in which real estate other than real estate being sold as part of a legal proceeding is commonly advertised to the general public; provided that the separate advertisements in the real estate section need not include a legal description and that where both advertisements could be published in the same newspaper and that the newspaper does not have separate legal notices and real estate advertisement sections, a single advertisement with the legal description shall be sufficient; and (c) no other publication shall be required.

3.

- (a) the name, address and telephone number of the person to contact for information regarding the real estate;
- (b) the common address and other common description (other than legal description), if any, of the real estate;
- (c) a legal description of the real estate sufficient to identify it with reasonable certainty;
- (d) a description of the improvements on the real estate;
- (e) the time specified in the judgment, if any, when the real estate may be inspected prior to sale;
- (f) the time and place of the sale;
- (g) the terms of the sale;
- (h) the case title, case number and the court in which the foreclosure was filed;
- (i) no other information is required.

812070218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

(b) the reasonable expenses of securing possession before holding, maintaining, and preparing the real estate for sale, including payment of taxes and other governmental charges, premiums on hazard, liability and mortgage insurance, receiver's and management fees, and to the extent provided for in the mortgage and by statute, other expenses of any nature incurred by the mortgagee!

(a) the reasonable expenses of sale!

PROCEEDS OF SALE: That proceeds of sale shall be distributed in the following order of priority:

TERMS OF SALE: The Officer conducting the sales shall offer for sale the real estate described herein above, 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. The real estate shall be sold at public auction to the highest bidder for cash; requiring payment not less than ten percent (10%) at the time of sale and the balance within twenty-four (24) hours plus interest at the statutory judgment rate on any unpaid portion of the sale price from the date of sale to the date of payment. All payments of the amount bid shall be in cash or certified funds payable to the Officer conducting the sale. In the event the bidder fails to comply with the terms of the purchase as required, then upon demand by the Plaintiff in a notice served on the Officer conducting the sale and the bidder, the funds submitted shall be forfeited to the Plaintiff or the Plaintiff has the option to have the property sold to the next highest bidder. In the event there is a third party bidder other than the Plaintiff, the Officer conducting the sale shall obtain the name, address (other than a post office box), and telephone number of that bidder. Notice by regular mail to the address given by the bidder and to the Officer conducting the sale shall be deemed to be sufficient notification by the Plaintiff to exercise its option to forfeit the funds. The subject property is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff.

5. That notice of the sale may be given prior to the expiration of any reinstatement period or redemption period. The person named in the notice of sale to be contacted for information about the real estate may, but shall not be required, to provide additional information other than that set forth in the notice of sale.

6. Upon which the adjourned sale shall be held. Notwithstanding any language to the contrary, for any adjourned sale that is to be conducted more than 60 days after the date on which it was to first be held, the party giving notice of such sale shall again give notice in accordance with this Section.

8120218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

(c) Determine the priority of the judgments of parties who deferred proving the priority pursuant to subsection (n) of Section 15-1506, but the court shall not defer confirming the sale pending the determination of such priority.

(d) Provide for a personal judgment against those deemed personally liable therein.

(a) Approve the mortgagee's fees, costs and additional advances arising between the entry of the judgment of foreclosure and the confirmation hearing pursuant to terms of the mortgage and Chapter 110, Sec. 15-1504.

The officer conducting the sale shall promptly make a report of sale to the court. Upon motion and notice in accordance with court rules applicable to motions generally, the court shall conduct a hearing to confirm the sale. The order shall include an award for possession which shall become effective thirty (30) days after entry of the order. The confirmation order may also:

13.

Any bid at sale shall be deemed to include, without the necessity of a court order, interest at the statutory judgment rate on any unpaid portion of the sale price from the date of sale to the date of payment.

12.

Upon and at the sale of mortgaged real estate, the officer conducting the sale shall issue to the purchaser a receipt of sale and certificate of sale pursuant to Chapter 110, Section 15-1507 (e) and (f).

11.

If plaintiff is the successful bidder at said sale, the amount due the plaintiff, plus all costs, advances and fees hereunder with interest incurred between entry of judgment and confirmation of sale shall be taken as a credit on its and confirmation of sale shall be taken as a credit on its bid.

10.

If the remainder of the proceeds shall not be sufficient to pay the above described amounts and interest, the amount of the deficiency shall be specified in the report of sale. The plaintiff shall be entitled to a judgment in rem or in personam for the amount of such deficiency and a memorandum of judgment shall issue to the plaintiffs with the same lien priority as to the underlying mortgage herein foreclosed, without any rights of Homestead.

9.

(d) Remittance of any surplus to be held by the officer conducting the sale subject to further order of court.

and

(c) Satisfaction of claims in the order of priority adjudicated in this judgment of foreclosure or order confirming the sale;

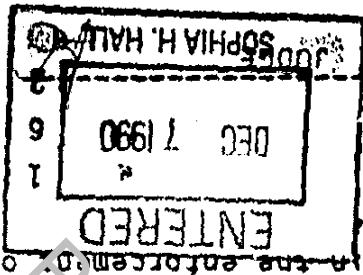
3970218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PIERCE & ASSOCIATES
 Attorneys for Plaintiff
 Twelfth Floor
 18 South Michigan Avenue
 Chicago, Illinois 60603
 Tel. (312) 346-3766
 ATTORNEY CODE #91220
 PA909668



- (a) Direct the Officer to hold any surplus funds pursuant to further Order of Court.
14. That upon judicial sale of "residential" real estate to the mortgagee who is a party to this foreclosure or its nominee for a sale price less than the amount required to redeem as specified in Chapter 110, Section 15-1603(d) of the Code of Civil Procedure, an owner of redemption as specified in Chapter 110, Section 15-1603(a) of the Illinois Code of Civil Procedure shall have a special right to redeem for a period ending 30 days after the date the sale is confirmed. Redemption shall be made by paying the amount required by and in conformity with the procedures specified in Chapter 110, Section 15-1604 Illinois Code of Civil Procedure. Property so redeemed shall be subject to a lien for any deficiency remaining with the same lien priority as the underlying mortgage herein foreclosed, without any rights of Homestead.
15. After (1) confirmation of the sale, and (2) payment of the purchase price and any other amount required to be paid by the purchaser at sale, the Court (or if the Court shall so order, the person who conducted the sale or such person's successor or some persons specifically appointed by the court for that purpose), shall upon the request of the holder of the Certificate of Sale (or the purchaser if no certificate of sale was issued), immediately execute a deed to the holder or purchaser sufficient to convey title.
16. In the event the subject real estate is registered with the Registrar of Torts Titles of Cook County, Illinois, it is further ordered that the Registrar of Torts is hereby directed to cancel the outstanding Certificate of Title and issue a new Certificate without requiring the surrender of the Mortgagee's Duplicate Certificate of Title.
17. That the Court retains jurisdiction of the subject matter of this cause and of all parties hereto, for the purpose of enforcing this judgment.
18. There is no just reason to delay in the enforcement of appeal from this final judgment order.

8970218

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

(2-90) CCDCH-6

Clerk
day of
19 91

Quentin J. ...

the seal of said Court, in said County, this 9th

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

and defendant/respondent.

Andrew McCoy et al

..... plaintiff/petitioner

Equitable Mortgage Company

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.

Property of Cook County Clerk's Office

3970218

UNOFFICIAL COPY

3970218
DUPLICATE
120302
725326

1931 -6 MAR 11: 18
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
3970218

20012590

Registrar of Titles Enter this Document on Certificate	No. 128882	Vol. 2412-2	Date 6/6/91	CLARK
--	------------	-------------	-------------	-------

PIERCE AND ASSOCIATES
SUITE 1200
18 SOUTH MICHIGAN
CHICAGO, IL 60603

Property of Cook County Clerk's Office

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.

STATE OF ILLINOIS,
 COUNTY OF COOK
 ss.]
 UNITED STATES OF AMERICA