

3980675
UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

3980675

PLEAS, before the Honorable THOMAS O'BRIEN
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 January 17,
In the year of our Lord, one thousand nine hundred and 91
Independence of the United States of America, the two hundredth and and of the
fifteenth

PRESENT: - The Honorable THOMAS O'BRIEN
Judge of the Circuit Court of Cook County.

JACK O'MALLEY

State's Attorney

MICHAEL F. SHEAHAN

Y, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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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

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

ENTERED
JAN 17 1991
T. O'BRIEN 139

SEAWAY NATIONAL BANK, A National
Banking Association,

Plaintiff,

vs

No. 90 CH 05441

DONALD WATTS, THE REGISTRAR OF
TITLES OF COOK COUNTY, ILLINOIS,
PETER SCHWABE CORPORATION,
POPEYE'S FAMOUS FRIED CHICKEN,
INC., SOUTH SUBURBAN FRIED CHICKEN,
INC., THE STATE OF ILLINOIS,
HOOVER DARDEN, SR., E.F. WONDERLIC
AND ASSOCIATES, CITY OF CHICAGO,
CLEMENT ROESKE, STATE FARM LIFE
INSURANCE COMPANY, THE DIRECTOR OF
LABOR OF STATE OF ILLINOIS
UNKNOWN OWNERS and NONRECORD
CLAIMANTS,

Defendants.

JUDGMENT OF FORECLOSURE AND SALE

This day came Plaintiff, SEAWAY NATIONAL BANK, a national banking association, authorized to do business in the State of Illinois, by its attorneys, CARNEY & BROTHERS, LTD.

And it appearing to the Court that Plaintiff heretofore commenced this action by filing its Complaint and Amended Complaint against the Defendants, DONALD WATTS, THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, PETER SCHWABE CORPORATION, POPEYE'S FAMOUS FRIED CHICKEN, INC., SOUTH SUBURBAN FRIED CHICKEN, INC., THE STATE OF ILLINOIS, HOOVER DARDEN, SR., E.F. WONDERLIC AND ASSOCIATES,

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CITY OF HARVEY, CLEMENT ROESKE, STATE FARM LIFE INSURANCE COMPANY, THE DIRECTOR OF LABOR OF STATE OF ILLINOIS, UNKNOWN OWNERS and NONRECORD CLAIMANTS, that the affidavits required to make such unknown parties defendants to this action were duly filed, and UNKNOWN OWNERS and NONRECORD CLAIMANTS have been duly and regularly made parties defendant to this action in the manner provided by law.

That the persons designated as UNKNOWN OWNERS include other persons who are interested in this action and who have or claim some right, title, interest, or lien in, to, or upon the real estate, or some part thereof in the Amended Complaint described as tenants in possession; and in addition, other persons who are interested in this action and who have, or claim some right, title, interest, or lien in, to, or upon the real estate, or some part thereof in the Amended Complaint described; that the name of each such other persons interested in this action is unknown to plaintiff, and upon diligent inquiry cannot be ascertained, and all such persons are, therefore, made parties defendant to this action by this name and the description of UNKNOWN OWNERS.

And it further appearing to the Court that defendants, CAROL MOSELEY BRAUN, REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, and POPEYE'S FAMOUS FRIED CHICKEN, INC. have appeared and answered in this cause, neither admitting nor denying the material allegations of the Amended Complaint, but demanding strict proof thereof which proof has been provided by plaintiff's affidavit of prove-up.

And it further appearing to the Court that DONALD WATTS, E.F. WONDERLIC AND ASSOCIATES, PETER SCHWABE CORPORATION, SOUTH SUBURBAN

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THE STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Illinois

My Commission Expires _____, 20____.

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COOK COUNTY CLERK'S OFFICE

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FRIED CHICKEN, INC., STATE OF ILLINOIS, HOOVER DARDEN, SR., CITY OF HARVEY, CLEMENT ROESKE, STATE FARM LIFE INSURANCE COMPANY, THE DIRECTOR OF LABOR OF STATE OF ILLINOIS, UNKNOWN OWNERS and NONRECORD CLAIMANTS have failed to appear and or plead to plaintiff's Amended Complaint within the time required by law, but therein made default, and that an Order of Default has been heretofore entered against the above-mentioned defendants, so failing to appear or plead, and that plaintiff's Amended Complaint has been taken as confessed by and against the above-mentioned defendants.

And this cause coming on now to be heard upon the Amended Complaint herein, and upon all other pleadings and upon all the files and matters of record herein.

And it further appearing to the court that due notice of the presentation of this judgment has been given to all parties entitled thereto, and the Court being fully advised in the premises does find from the pleadings, affidavits, files, and records herein, as follows:

1. Each of the defendants in this cause has been duly and properly brought before the Court, through service of summons or by publication, all in 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 and that this Court now has jurisdiction over all of the parties to this cause and the subject matter hereof;
2. All the material allegations of the Amended Complaint are

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1. 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 Clerk's Office.

2. 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 Clerk's Office.

3. 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 Clerk's Office.

4. 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 Clerk's Office.

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true and proven, and that by virtue of the Mortgage and the evidence of indebtedness secured thereby alleged in the Amended Complaint, there is due to the plaintiff, and it has a valid and subsisting first lien on the property described hereafter for the following amounts:

Principal, accrued interest, late charges and escrow advance as of this date	\$ 440,784.61
Clerk of the Circuit Court	\$ 168.00
Sheriff of Cook County	\$ 218.72
Daily Law Bulletin (Publication)	\$ 237.00
Recorder of Deeds of Cook County	\$ 26.50
Minutes of Foreclosure	\$ 275.00
Attorneys' Fees	\$ 20,211.25
	<hr/>
TOTAL	\$ 461,921.08

3. That in said evidence of indebtedness secured by the Mortgage, it is provided that the attorneys for plaintiff are entitled to reasonable attorneys' fees; that the sum of \$20,211.25 has been included in the above indebtedness as and for said attorneys' fees as provided in said Mortgage; that said sum is the usual, customary, and reasonable charge made by attorneys in like cases; and the said sum is hereby allowed to plaintiff.
4. That under the provisions of said evidence of indebtedness secured by the Mortgage, the costs of this foreclosure are an additional indebtedness for which plaintiff should be reimbursed, and that such expenses are hereby allowed to plaintiff.

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5. That the Mortgage described in the Amended Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 86186776, filed as LRL313764, and the property herein referred to and directed to be sold is described as follows:

LOTS 25, 26, 27, AND 29 (EXCEPT THAT PORTION TAKEN FOR ROAD PURPOSES IN CASE 87 L 50614) IN BLOCK 132 IN HARVEY, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common address or location of mortgaged premises:
15345 South Wood Street, Harvey, Illinois

6. That the rights and interests of all of the other parties to this cause in and to the property hereinbefore described are inferior to the lien of plaintiff heretofore mentioned.

7. That the Mortgage sought to be foreclosed herein was executed after May 2, 1986; and the lien of said Mortgage is governed by the provisions of sections 15-1601 of Chapter 110 of the Illinois Revised Statutes.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT unless within three (3) days from the entry of this judgment there shall be paid to plaintiff the sum of the principal balance and the accrued interest mentioned in paragraph 2 of this judgment, with interest thereon at the lawful rate, together with all costs taxed herein, the real estate hereinabove described, together with all improvements thereon and appurtenances belonging thereto, or so

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much thereof as may be necessary to pay the amounts found due and which may be sold separately without material injury to the parties in interest, be sold at public vendue, to the highest and best bidder for cash by the Sheriff of Cook County, Illinois, in Room 702 of the Richard J. Daley Center in the City of Chicago, County of Cook, and State of Illinois.

IT IS FURTHER ORDERED AND ADJUDGED AND DECREED THAT said Sheriff give public notice of the time, place, and terms of said sale, by publishing the same at least once in each week for three (3) successive weeks in a secular newspaper of general circulation, published in the County of Cook and State of Illinois; the first publication to be not less than twenty (20) days before the date of said sale; that said Sheriff in his discretion, for good cause shown, may adjourn said sale from time to time by appearing and notifying all parties present of the date and time of such continuance without further publication; that the plaintiff, or any of the parties to this cause, may become the purchaser or purchasers at such sale; that upon such sale being made, said Sheriff shall execute and deliver to the purchaser or purchasers a certificate or certificates of sale as required by law.

IT IS FURTHER ORDERED AND ADJUDGED THAT said Sheriff, upon making such sale, shall with all convenient speed report the same to the Court for its approval and confirmation, and he likewise shall report the distribution of the proceeds of sale and his acts and doings in connection therewith; that out of the proceeds of such sale, he shall make distribution in the following order of priority:

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- (a) for his fees, disbursements, and commissions on such sale;
- (b) to plaintiff, the sum of the principal balance and the interest mentioned in paragraph 2 of this judgment, with interest thereon at the lawful rate, together with all costs taxed herein.

IT IS FURTHER ORDERED AND ADJUDGED THAT the Sheriff take receipts from the respective parties to whom he may have made payment as aforesaid, and file the same with his report of sale and distribution in this Court; that if after the payment of all the foregoing items there shall be a remainder, he hold the surplus subject to the further order of this Court, and that if there not be sufficient funds to pay in full the amounts found in paragraphs (a) and (b) due herein, he specify the amount of deficiency in his report of sale; and further, that said deficiency stand as lien and apply to the rents, issues, and profits, accruing from said premises during the period of redemption.

IT IS FURTHER ORDERED AND ADJUDGED THAT equity of redemption having been waived, that upon production to the Sheriff or his successor of said certificate or certificates of sale by the legal holder thereof, said Sheriff shall execute and deliver to him a good and sufficient deed of conveyance of said premises; and that thereupon the grantee or grantees in such deed or his or her legal representatives or assignees be let into possession of said premises, or any portion thereof, or any person who may have come into said possession under them, or any of them, upon the production of said Sheriff's deed of conveyance surrender

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possession of said premises to said grantee or grantees, his or her representatives or assigns, and in default of so doing, a writ of assistance shall issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT the attorneys for plaintiff may withdraw from the files of this cause all original exhibits offered in evidence by them.

The Court hereby retains jurisdiction of the subject matter of this case and of all the parties hereto fore the purpose of enforcing this judgment and expressly finds that there is no just reason for delaying the enforcement of this judgment or an appeal therefrom.

DATED: _____

ENTER:



JUDGE

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CARNEY & BROTHERS, LTD.
30 North LaSalle Street, #3100
(312) 372-2909
Attorney No. 91199

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EXHIBIT NO. 1
JUN 10 1991

STATE OF ILLINOIS,
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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

SEAWAY NATIONAL BANK, ETC.

..... plaintiff/petitioner

DONALD WATTS, ETC., 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

..... day of

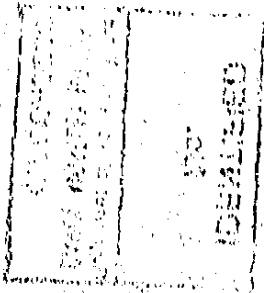
..... 7th

..... June,

..... 91

..... *Aurelia Pucinski* Clerk

(2-90) CCDCH-6



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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 PARTIE, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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Handwritten signatures and scribbles

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REG. JUN 17 PM 2 22
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

IDENTIFIED
No.
Registrar of Towns Titles
CAROL MOSELEY BRAUN
C.T. MORUZZO

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CHICAGO TRIBUNE FILE CO.
OF 73-04-816