

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

PLEASE, before the Honorable ..... M. REYNOLDS .....  
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 ..... FEBRUARY 22 .....  
in the year of our Lord, one thousand nine hundred and ..... NINETY-ONE and of the  
Independence of the United States of America, the two hundredth and ..... FIFTEENTH .....

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

CECIL PARTEE, State's Attorney

JAMES E. O'GRADY, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

3987388

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(2-90) CCDCH-6

.....  
Clerk .....  
day of *Aurilia Pucinski* 19.....

.....  
the seal of said Court, in said County, this.....

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

and ..... defendant/respondent.  
..... 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:

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.

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2023

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90-17211/af

1. It has jurisdiction over the parties to and the subject matter

advised, FINDS:

15-1506(a)) has been filed, and this Court being otherwise fully

Mortgage Foreclosure Law (Ill. Rev. Stat. 1989, ch. 110, par.

Affidavit of Proof pursuant to Section 15-1506(a) of the Illinois

Order of Default has been entered against said defendants; that an

have otherwise submitted to the jurisdiction of this Court; that an

the defendants herein were duly served by summons and by publication or

IT APPEARING TO THIS COURT THAT due notice has been served; that

Rev. Stat. 1989, ch. 110, par. 2-1301(d)) for Default and Judgment;

and Section 15-1506(a) of the Illinois Mortgage Foreclosure Law (Ill.

Code of Civil Procedure (Ill. Rev. Stat. 1989, ch. 110, par. 2-1301(d))

motion of the plaintiff, pursuant to Section 2-1301(d) of the Illinois

This cause being heard on the complaint filed herein and on the

JUDGMENT OF FORECLOSURE AND SALE

)	TALMA HOME FEDERAL SAVINGS AND	)	CERTIFICATE NO. 948586
)	LOAN ASSOCIATION OF ILLINOIS	)	VOLUME NO. 1902
)	PLAINTIFF	)	PAGE NO. 294
)	VS	)	NO. 90CH 11572
)	HALINA SAWICKI, ET AL	)	
)	DEFENDANTS	)	

IN THE CIRCUIT COURT OF COOK COUNTY  
CHANCERY DIVISION

90-17211/af

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002-092

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\$219,074.01

	Credit Balance in Escrow
	Default Interest
	Accrued Late Charges
	Hazard Insurance
	Real Estate Taxes
	Property Inspections
	Advances For:
	Accrued interest thereon at 10.875% to 2-22-91
\$200,843.41	Principal balance due as of 10-1-90
10,374.81	
16.75	
4,824.82	
1,495.00	
1,376.48	
1,205.28	
(+1,062.54)	

paragraph:

(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

\$3,214.00

	Clerk
	Thomas Kane & Associates
	Registrar of Titles
	Publication for service
	Chicago Title Insurance Company
	Photocopies
	Attorneys' fees
\$ 168.00	
90.00	
35.00	
151.00	
250.00	
20.00	
2,500.00	

(a) For costs and expenses:

hereinafter described, as follows:

plaintiff, and it has a valid and subsisting lien upon the property

as established by the Affidavit of Proof, there is due to the

3. By virtue of the Note and Mortgage alleged in the complaint and

proved.

2. All material allegations of the complaint herein are true and

of this suit.

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interest, claim or lien of any and all parties in this foreclosure and

(b) The lien rights of the plaintiff and the right, title,

to the rights of the plaintiff herein.

parties and nonrecord claimants are subject, subordinate and inferior upon which the judgment relates. The rights and interests of all other

real estate, which lien shall have the same priority as the mortgage rights of the plaintiff shall be secured by a lien upon the mortgaged

mortgaged real estate hereinafter described. Upon entry herein, the interests of all other parties and nonrecord claimants in and to the

real estate which is prior, paramount and superior to the rights and 4. (a) The mortgage constitutes a valid lien upon the mortgaged

they are approved and allowed.

prosecution of this suit, they are fair, reasonable, and customary, and fees and finds they were necessarily incurred in connection with the

(e) This Court has reviewed the foregoing costs and attorneys'

(f) The total amount due is the sum of \$222,288.01. rate.

the judgment lien and bear interest from date of advance at the legal such item expended shall become an additional indebtedness secured by

date this judgment is entered and prior to the sheriff's sale. Any

maintenance, and insurance premiums incurred by the plaintiff after the to, property inspections, real estates taxes or assessments, property

the judgment and preserve the real estate, such as, but not limited

(c) For such future advances made in order to protect the lien of

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of this judgment, with statutory interest thereon except for interest to the plaintiff the amounts set forth in paragraphs 3(a) through 3(c) 9. That unless, within time allowed by law, the defendant(s) pay

IT IS THEREFORE ORDERED:

8. The period of redemption will expire on June 9, 1991.

from the date of entry of this judgment, whichever is later. submitted him/herself to this Court's jurisdiction or three (3) months mortgage, as described herein, was served by summons, publication, or

redemption herein shall end six (6) months from the date the last

(ILL. Rev. Stat. 1987, ch. 110, par. 15-1219). The period of

defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law

7. The mortgaged real estate is non-residential property as

duly served with summons on December 8, 1990.

6. Halina Sawicki and Waldeman Sawicki, the mortgagors, were

Improved with an Apartment Building P.T.N. # 11-28-421-021-0000.

Commonly known as 5058 West Altgeld, Chicago, Illinois 60639.

Lot 19 and 20 in the Hubert Fullerton Avenue Highland Subdivision

Number 3 in the West 1/2 of the South East 1/4 of Section 28,

Township 40 North, Range 13 East of the Third Principal Meridian,

in Cook County, Illinois

follows:

estate herein referred to and directed to be sold as described as County, Illinois as Document Number LR 3819272, and the mortgaged real

appears of record in the Office of the Registrar of Titles of Cook 5. The mortgage described in the complaint and hereby foreclosed

the judicial sale.

all nonrecord claimants shall be terminated upon the confirmation of

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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. 1989, ch. 110, pars. 15-1603(b)(d)(e) and (f)), and after the expiration of any reinstatement period provided for by Section 15-1602 of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1989, ch. 110, par. 15-1602), the real estate described 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 Intercounty Judicial Sales Corporation, at a time and place to be selected, an independent third party sale officer, as provided by separate order.

10. That the party conducting said sale or his designate is appointed to execute this judgment and shall, either himself or by designation of the plaintiff to do so, give public notice pursuant to Section 15-1507(c) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1989, ch. 110, par. 15-1507(c)), of the time, place, and terms of such sale by publishing same once in each week for three (3) consecutive calendar weeks (Sunday through Saturday), the first such notice to be published not more than forty five (45) days prior to the sale and the last such notice to be published not less than seven (7) 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

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the real estate is located, in the section where legal notices are commonly placed and a by 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 sixty (60) days after the first scheduled sale date, notice need be given only by announcement, at the sale, by the party conducting the sale, of the date, time and place upon which the adjourned sale shall be held; for any adjourned sale that is to be conducted more than sixty (60) days after the first scheduled sale date was first to be held, notice shall be given in accordance with Section 15-1507(c) of the Illinois Mortgage Foreclosure Law (Ill. Rev. Stat. 1989, ch. 110, par. 15-1507(c)).

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 the party conducting said sale, upon and at the sale, shall immediately execute and deliver to the purchaser a receipt of sale and, upon payment in full of the amount bid, the party conducting

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the sale shall issue, in duplicate, and give to the purchaser a certificate of sale. Thereupon, with all convenient speed, said party shall file a report of sale and distribution with the Court for its approval and confirmation; that said party 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 party conducting the sale for his disbursements and commissions; if any;

(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, the party conducting the sale 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 party 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 Halina Sawicki and Waldeman Sawicki. 15. That, (i) upon confirmation of sale and (ii) 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

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JAROS, TITTLE & O'TOOLE, LIMITED  
Attorneys for Plaintiff  
33 N. Dearborn, Suite 1515  
Chicago, Illinois 60602  
(312) 750-1000  
Attorneys' No. 90410

ENTER: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FEB 22 1988

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

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.

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 sale, surrender possession of said premises to the purchaser, his representative or assigns, that the order confirming said sale shall so provide; that said order shall also provide that the Sheriff of this jurisdiction shall execute on said order and evict any remaining occupants without further notice or order of Court.

no certificate of sale was issued, promptly execute and deliver to the holder or purchaser a deed sufficient to convey title; that the grantee in said deed shall not convey title to a bonafide purchaser prior to the expiration of the period of appeal from the order confirming the sale; 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.

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(2-90) CCDCH-6

Box 28

..... Clerk

..... day of JULY 19 91

..... the seal of said Court, in said County, this 2nd

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

and ..... HALINA SAMICKI, et al. defendant/respondent.

..... TAIMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS 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:

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. TAIMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS]

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Handwritten notes: 1, 6/15/88, 12, 12/15/88

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1991 AUG 19 AM 10:15  
CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

IDENTIFIED  
No  
3987388  
CAROL MOSELEY BRAUN  
Wocolay

JANOS, TITILE & OTOOLE  
33 N. DAVENPORT STREET  
SUITE 1515  
CHICAGO, ILLINOIS 60602

Box 346

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Attest: AURELIA PUCINSKI, Clerk.

JACK O'MALLEY  
MICHAEL F. SHEAHAN  
State's Attorney  
V, Sheriff

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.

STATE OF ILLINOIS,  
COUNTY OF COOK

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UNITED STATES OF AMERICA