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3315 (Rev. 6/11/02) CCG 0015
Memorandum of Judgment



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Cook County Recorder of Deeds
Date: 02/20/2008 03:22 PM Pg: 1 of 3

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Salvatore J. Balsamo

v.

Central Park, LLC, an
Illinois Limited
Liability Co., and
Adel T. Sotolongo

Recorder's Stamp

No. 2007 L 007472

MEMORANDUM OF JUDGMENT

On November 20, 2007, judgment was entered in this court
in favor of the plaintiff Salvatore J. Balsamo
and against defendants Central Park, LLC and Adel T. Sotolongo
whose address is The Pearson Condominiums, 250 East Pearson St., Unit 2404
Chicago, IL 60611
in the amount of \$ 1,128,479.14.

Atty. No.: 91873
Name: Jerome Wiener
Atty. for: Plaintiff
Address: 222 N. LaSalle Street, #1910
City/State/Zip: Chicago, Illinois 60601
Telephone: 312-332-0200

W. Taylor
Judge

JUDGE BILL TAYLOR

FEB 20 2008

CIRCUIT COURT - 1648

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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CCG N002-300M-2/24/05 ()

Order

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Salvatore J. Balsamo
Pl.

v.

Central Park LLC, an Illinois limited liability company, and Adel T. Sotolongo Defs.

No. 07 L 7472

ORDER

This cause comes before this Court upon the Order of Default entered on October 17, 2007 against the defendants, Central Park, LLC and Adel T. Sotolongo, and for pro-cess of damages. After hearing presentation of counsel for plaintiff and defendants, it is hereby ordered:

① Judgment is entered against Central Park, LLC and Adel T. Sotolongo, jointly and severally, in the amount of \$1,120,900.00, plus attorneys' fees and disbursements in the amount of \$7,579.14 for a total judgment amount of \$1,128,479.14.

② This is a final order.

Atty. No.: 91873
Name: Jessie Weere
Atty. for: plaintiff
Address: 222 N. La Salle St.
City/State/Zip: Chicago IL 60601
Telephone: 312.0200.4660

ENTERED
JUDGE BILL TAYLOR-1648
Dated: NOV 20 2007
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Judge _____ Judge's No. _____

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EXHIBIT "A" TO WARRANTY DEED

PARCEL 1: UNIT 2404 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-147 AND SSB-111, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes for 2003 and real estate taxes for subsequent years;
- (2) Municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation (a) any easements established by, or implied from, the Declaration and any amendments thereto and/or (b) that certain Reciprocal Easement Agreement dated as of June 25, 2003 and recorded with the Recorder on June 27, 2003 as Document No. 0317834090 and any amendments thereto, relating to the adjacent parking garage located at 275 East Chestnut (herein, the "Northwestern Reciprocal Easement Agreement"), and/or (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of July 25, 2003 and recorded with the Recorder on July 27, 2003 as Document No. 0317834091 and any amendments thereto, relating to the property located at 270 East Pearson (herein, the "270 Reciprocal Easement Agreement"), and/or (d) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of June 25, 2003 and recorded on June 27, 2003 as Document No. 0317834092 and any amendments thereto, relating to the property located at 840 North Lake Shore Drive (herein, the "840 Reciprocal Easement Agreement") and/or (e) the various easement agreements which are described in the Property Report in connection with the initial conveyance of the Condominium Unit and any amendments to such easement agreements so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements;
- (5) Covenants, conditions, and restrictions of record so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements;
- (6) Applicable zoning and building laws, ordinances and restrictions so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements
- (7) Roads and highways, if any;
- (8) Limitations and conditions imposed by the Act;
- (9) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium Unit as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (10) Matters over which the Title Company is willing to insure;
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (12) Grantee's mortgage, if any; and
- (13) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Pearson Condominiums
250 East Pearson Street, Unit #2404, Chicago, Illinois 60611

PFN: 17-03-228-026-0000 (affects subject property and other land)