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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/02/2009 02:53 PM Pg: 1 of 4

## For Recorder's Use Only

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

ARCHER BANK,	)	
Plaintiff,	)	
vs.	)	
	)	
EUROPEAN DEVELOPMENT CORPORATION,	)	
An Illinois corporation; MARIAN AVRAM;	)	Case No. 08 CH 47533
MARCELA AVRAM;	)	
THE FIRST COMMERCIAL BANK;	)	Cal 56
CITY OF CHICAGO;	)	
UNKNOWN OWNERS and	)	
NONRECORD CLAIMANTS,	)	
Defendants.	)	

### CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, ARCHER BANK, by and through its attorneys, MARTIN & KARCAZES, LTD., and in support of the entry of a Consent Judgment of Foreclosure to Foreclose Mortgage against the Defendants, EUROPEAN DEVELOPMENT CORPORATION, An Illinois corporation; MARIAN AVRAM; MARCELA AVRAM; THE FIRST COMMERCIAL BANK; CITY OF CHICAGO; and UNKNOWN OWNERS AND NON RECORD CLAIMANTS, states as follows:

The affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS and NON RECORD CLAIMANTS have been duly and regularly made parties defendant to this action in the manner provided by law;

This cause now coming to be heard upon agreement of the parties for entry of a

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Consent Judgment of Foreclosure, and the Court being fully advised in the premises, finds as follows:

1. That all the material allegations of the Complaint are true and proven.
2. The total amount due and owing Plaintiff as of June 2, 2009 is **\$591,681.06** including attorneys fees and costs.
3. Pursuant to the subject Mortgage, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.
4. That pursuant to said mortgage it is provided that the attorneys for Plaintiff are entitled to reasonable attorney's fees.
5. That the sum of \$4,440.00 has been included in the above indebtedness for said attorney's fees as provided in the mortgage.
6. The attorneys fees requested are reasonable and said sum is hereby allowed.
7. That under the provisions of the mortgage the costs of this foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses are hereby allowed to the Plaintiff. The costs of this suit are \$1,309.00.
8. That the Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0021148980 and the property herein referred to is described as follows:

LOTS 26 AND 27 IN BLOCK 15 IN BEEBE'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE EAST 5 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-02-130-005-0000.

Common Address: 3723 W. Grand Ave, #1, Chicago, Illinois; 3723 W. Grand Ave, #2,

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Chicago, Illinois; 3723 W. Grand Ave. #3, Chicago, Illinois; 3725 W. Grand Ave. #1N, Chicago, Illinois; 3725 W. Grand Ave. #1S, Chicago, Illinois; 3725 W. Grand Ave. #2N, Chicago, Illinois; 3725 W. Grand Ave. #2S, Chicago, Illinois; 3725 W. Grand Ave. #3N, Chicago, Illinois; 3725 W. Grand Ave. #2S, Chicago, Illinois; 3727 W. Grand Ave. #1, Chicago, Illinois; 3727 W. Grand Ave. #1W, Chicago, Illinois; 3727 W. Grand Ave. #2E, Chicago, Illinois; 3727 W. Grand Ave. #2W, Chicago, Illinois; 3729 W. Grand Ave. #3E, Chicago, Illinois; 3729 W. Grand Ave. #3W, Chicago, Illinois

9. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.

10. That the mortgage sought to be foreclosed was executed after August 7, 1961.

11. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause.

12. That, Defendants herein, have filed with the Court their stipulation for the entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title in the Plaintiff, as of this date, pursuant to 735 I.L.C.S. 5/15-1402.

13. That the Defendant, THE FIRST COMMERCIAL BANK, hereby waives its right to seek any personal deficiency against the Defendants, EUROPEAN DEVELOPMENT

CORPORATION, An Illinois corporation; MARIAN AVRAM and MARCELA AVRAM, with respect to the note, mortgage and assignment of rents, both recorded with the Cook County Recorder's Office on April 3, 2007 known as document numbers ~~0709326042~~ and ~~0709326045~~ respectively.

*\$300,000 dated 6-15-08*

*0635526169 0635526170*

NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested in Plaintiff, free and clear of all claims, liens and interests of the mortgagors and of all persons claiming by, through or under the mortgagor and of all the Defendants in this cause.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the mortgagor, EUROPEAN DEVELOPMENT CORPORATION, and the

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guarantors, MARIAM AVRAM AND MARCELA AVRAM and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be an is hereby waived and released by Plaintiff.

The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this Judgment and Stipulation filed herein and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATE: \_\_\_\_\_

ENTERED:

\_\_\_\_\_  
JUDGE

Miranda E. Byrd  
Martin & Karcazes, Ltd.  
161 N. Clark Street, Ste. 550  
Chicago, IL 60601  
312.332.4550

ARCHER BANK  
Contact: Tony Schaumleffel  
773-884-4343

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