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Doc#: 0927831166 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
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**CONSENT JUDGEMENT OF FORECLOSURE
PURSUANT TO THE ILLINOIS MORTGAGE
FORECLOSURE LAW 735 ILCS 5/15-1402**

THIS COVER PAGE IS FOR PURPOSES OF RECORDING THE ATTACHED CONSENT JUDGEMENT OF FORECLOSURE PURSUANT TO THE ILLINOIS MORTGAGE FORECLOSURE LAW 735 ILCS 5/15-1402, TO CONFORM WITH THE RECORDING REQUIREMENTS OF THE COOK COUNTY RECORDER OF DEEDS.

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

Albrecht Enterprises, Inc., an Illinois corporation)
Plaintiff)

v.)

Case No. 08 CH 2533

193 South Evergreen Street, LLC, an Illinois)
limited liability company; Destefano Development,)
Inc., an Illinois corporation, et al.)
Defendants)

-----)
The PrivateBank and Trust Company,)
Counter-Plaintiff)

v.)

193 South Evergreen Street, LLC, an Illinois limited)
liability company; 1917-21 West Warner, LLC, an)
Illinois limited liability company; Dana I. Hub,)
William C. Hub; Albrecht Enterprises, Inc., an Illinois)
corporation; Destefano Development, Inc., an Illinois)
corporation; The Village of Arlington Heights;)
The City of Chicago; Gary Destefano; Emily)
Destefano; R.O.M.A., LLC, an Illinois limited)
liability company; Unknown Owners and)
Non-Record Claimants,)
Counter-Defendants.)

CONSENT JUDGMENT OF FORECLOSURE PURSUANT TO 735 ILCS 5/15-1402

THIS CAUSE HAVING BEEN HEARD By the Court upon the pleadings and affidavits filed herewith, the Court finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit.
2. That all of the material allegations contained in Count I of Plaintiff's Complaint in Mortgage Foreclosure ("Complaint") are true and proved.
3. That the equities of this cause are with the Plaintiff.
4. That the following named Defendants were personally served with summons on the date

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following their name. Any Defendant served by publication has been served by publication on the three dates following their name:

193 South Evergreen Street, LLC, an Illinois limited liability company - served February 3, 2009

1917-21 West Warner, LLC, an Illinois limited liability company - served February 3, 2009

Destefano Development, Inc., an Illinois corporation - served February 3, 2009

The Village of Arlington Heights - served January 26, 2009

The City of Chicago - served January 26, 2009

Gary Destefano - served February 11, 2009

Emily Destefano - served February 4, 2009

R.O.M.A., LLC, an Illinois limited liability company - served January 27, 2009

Unknown Owners And Non-Record Claimants - served April 24, May 1 and May 8, 2009

5. That the time for said Defendants to file their answers or otherwise plead to Count I of the Complaint or to move in regard to Count I of said Complaint has now expired and that the following Defendants are in default for failure to enter their respective appearances or pleadings to the Complaint, and the Complaint thereby was taken and is hereby again taken as confessed against the following Defendants:

The Village of Arlington Heights

The City of Chicago

R.O.M.A., LLC

Unknown Owners And Non-Record Claimants

6. That the following Defendants have filed their appearance in this action and have executed or caused their attorneys to execute a stipulation for entry of consent judgment of foreclosure pursuant to 735 ILCS 5/15-1402, and based on the stipulation filed herewith, there appears to be no material issue of fact and judgment is hereby entered against the following Defendants:

193 South Evergreen Street, LLC

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1917-21 West Warner, LLC

Destefano Development, Inc

Gary Destefano

Emily Destefano

7. That Plaintiff hereby dismisses Counts II through X of its Complaint, with prejudice.

8. That the Mortgage designated in the Complaint and hereby foreclosed by this Judgment appear of record in the office of Recorder of Deeds as Document No.: 0502519012; as amended from time to time by 0608131103; 0636309020; 0636309021; 0701022077; 0725531081; and 0805718020 and the property referred to and directed to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

9. That under the provisions of the mortgages sought to be foreclosed herein, the cost of the foreclosure suit is an additional indebtedness which the Plaintiff should be reimbursed and that such expenses are hereby allowed the Plaintiff.

10a That the Plaintiff, The PrivateBank and Trust Company has a valid and subsisting first mortgage lien and that the first mortgage lien is superior to the lien of any and all parties hereto for the sums of the total amounts stated below, as of September 30, 2009 with interest thereafter at the amounts provided for in the Note, and for the attorney's fees and related costs.

LOAN BALANCE - Evergreen -

Principal Balance	\$ 1,329,003.15
Interest	\$ 88,225.17
Taxes	\$ 5,969.87
Albrecht Mechanic Lien Settlement.	\$16,285.74
Analysis Completion.	\$2,950.00
Site cleanup	\$100.00
Site Security.	\$1,300.00
Subtotal	\$ 1,443,833.93

Litigation Costs:

Clerk	\$319.00
Service of Process	\$210.00

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Minutes of Foreclosure	\$ 325.00
Photocopies	\$ 381.34
Overnight Mail	\$38.60
Publication Costs	\$550.00
Recorder	\$48.00
Attorneys Fees	\$15,082.50
 Subtotal	 \$16,985.44
TOTAL: (as of September 30, 2009)	\$ 1,460,819.37

10b. The lien rights of the Plaintiff and the right, title, interest, claim or lien of any and all parties in this foreclosure and all non-record claimants shall be terminated upon the entry of this judgment of foreclosure, as provided under 735 ILCS 5/15-1402.

IT IS THEREFORE ORDERED:

I. IT IS ADJUDGED that the owners of the equity of redemption were served with summons as shown in paragraph four above.

II. IT IS FURTHER ORDERED AND ADJUDGED that Title to the real estate legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(hereinafter the "Premises") shall be conveyed to the Plaintiff immediately upon the entry of this Judgment. That upon the entry of this Judgment all title, claims, interest and liens of all parties herein, and all clouds in title arising therefrom shall cease and Plaintiff shall have fee simple title of the Premises free and clear of said claims, interest and liens.

III. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment that the Defendants:

The Village of Arlington Heights

The City of Chicago

R.O.M.A., LLC

Unknown Owners and Non-Record Claimants

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and all persons claiming by, under or through any of them since the commencement of this suit, be forever barred, foreclosed of and from all rights and equities, in and to said Premises, or any part thereof.

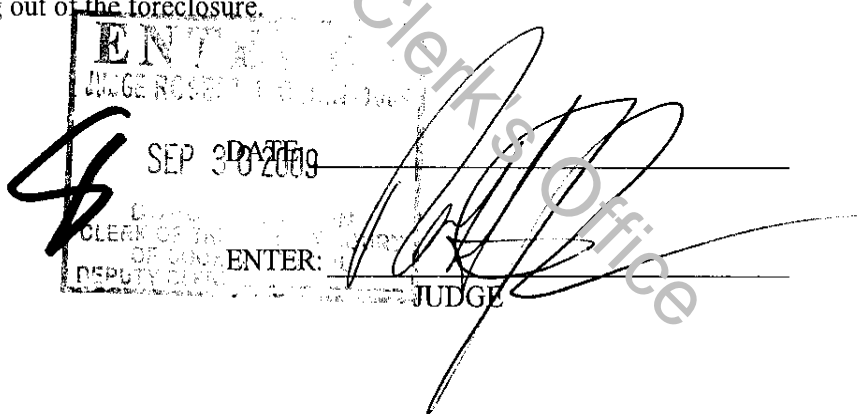
IV. IT IS FURTHER ORDERED AND ADJUDGED that there shall be no Personal Deficiency Judgment surviving after entry of this Judgment, and that Counts II through X of the Complaint are dismissed with prejudice and without the assessment of costs.

V. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment, the Plaintiff or its assignee be let into possession of the portion of the Premises conveyed, and the Defendants who may be in possession thereof, or anyone in possession thereof through, by or under them, shall upon production of this Judgment, surrender possession thereof to the Plaintiff or its assignee.

VI. IT IS FURTHER ORDERED AND ADJUDGED that the Court hereby retains jurisdiction to and over the subject matter of this case and of all the parties hereto for the purpose of enforcing this Judgment.

VII. IT IS THEREFORE ORDERED AND ADJUDGED that this is a final and appealable Judgment and that there is no just reason for delay in its enforcement or its appeal or both.

VIII. That the Court hereby retains authority during the entire pendency of the foreclosure and until disposition of all matters arising out of the foreclosure.


 A rectangular court stamp is located in the lower right quadrant of the page. The stamp contains the text "ENTRANCE" at the top, followed by "JUDGE ROSE" and "DATE". The date "SEP 30 2009" is stamped in the center. Below the date, it says "CLEAR OF THE COURT" and "ENTER:". At the bottom of the stamp, it reads "DEPUTY CLERK" and "JUDGE". A large, stylized signature in black ink is written over the stamp and extends to the right.

James M. Crowley
CROWLEY & LAMB, P.C.
350 North LaSalle Street, Suite 900
Chicago, Illinois 60654
(312) 670-6900
Atty No. 41373

The PrivateBank & Trust Company
Attn: Jane Frid Shifrin, Managing Director
70 West Madison
Chicago, Illinois 60602
(312) 564-6830

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EXHIBIT A

PARCEL 1:

THE WEST ½ (EXCEPT THE EAST 3.08 FEET) OF THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF ROAD, 418 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST ½ OF THE NORTHWEST ¼ OF SAID SECTION 32, THENCE 4.80 CHAINS, THENCE SOUTH 77 FEET, THENCE EAST 4.80 CHAINS, THENCE NORTH 77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. NO. 03-32-103-007-0000

Commonly Known as: 193 SOUTH EVERGREEN STREET, ARLINGTON HEIGHTS, ILLINOIS
60005

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I hereby certify that the document to which this certification is affixed is a true copy.

Dorothy Brown 10-02-09

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

