

UNOFFICIAL COPY



Doc#: 1008257101 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2010 11:26 AM Pg: 1 of 3

Property of Cook County Clerk's Office

space reserved for recording information

RECORDING COVER SHEET NOTICE OF COURT ORDER REFORMING MORTGAGE

This notice is being recorded to provide notice to all parties that a court order was entered in case 09 CH 43021 **JPMorgan Chase Bank, National Association v. Salgado, Araceli, et al.**, an order was entered reforming the legal description of the mortgage recorded June 3, 2003 as document 0315402097. A copy of the order is attached hereto.

Plaintiff

By: [Signature]
One of its Attorneys



Subscribed and sworn to before
me this 22, day of
March, 2010.

[Signature]
Notary Public

Prepared by and return to:

This instrument was prepared by/return to:
Fisher and Shapiro, LLC
4201 Lake Cook Road
Northbrook, IL 60062
(847) 291-1717

UNOFFICIAL COPY

09-028477

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

PLAINTIFF,

-vs-

ARACELI SALGADO; GUILLERMO SALGADO;
SOCORRO QUIROZ; CITY OF CHICAGO, AN
ILLINOIS MUNICIPAL CORPORATION

DEFENDANTS

NO. 09 CH 43021

ORDER OF REFORMATION

THIS CAUSE coming before the Court upon Plaintiff's Motion for Judgment on the portion of its Complaint seeking the reformation of a mortgage, due notice having been given, and the Court being fully advised in the premises;

THE COURT FINDS:

1. On or about April 17, 2003, Araceli Salgado executed a mortgage granting a security interest in the Mortgaged Premises to Plaintiff or Plaintiff's predecessor herein.
2. The legal description on the Subject Mortgage contains errors and is stated on the mortgage, with said errors, as follows:

LOT 24 (EXCEPT THE SOUTH FEET THEREOF) IN BLOCK 7 IN ANTHONY KOZELS SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 44 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3. That the Subject Mortgage correctly purports to affect the property with a common street address of 2401 South Spaulding Avenue, Chicago, IL 60623, bearing a permanent index number of 16-26-222-001. The accurate legal description is:

LOT 24 (EXCEPT THE SOUTH 3 FEET THEREOF) IN BLOCK 7 IN ANTHONY KOZELS SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 44 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 2401 South Spaulding Avenue, Chicago, IL 60623, bearing permanent index No. 16-26-222-001 and that the legal description on the mortgage be accurate.

UNOFFICIAL COPY

5. The error/omission appearing in the mortgage legal description was inadvertent and without the knowledge of either of the parties to the mortgage.
6. Notwithstanding this inadvertent omission, the mortgage still contains sufficient information necessary to identify the property commonly known as 2401 South Spaulding Avenue, Chicago, IL 60623.
7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 2401 South Spaulding Avenue, Chicago, IL 60623.

IT IS THEREFORE ORDERED:

- A) That the Mortgage dated April 17, 2003 and recorded June 3, 2003 as document number 0315402097, is and remains a valid lien against the property commonly known as 2401 South Spaulding Avenue, Chicago, IL 60623.
- B) That the Mortgage dated April 17, 2003 and recorded June 3, 2003 as document number 0315402097, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

LOT 24 (EXCEPT THE SOUTH 3 FEET THEREOF) IN BLOCK 7 IN ANTHONY KOZELS SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 44 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- C) That the plaintiff is authorized to record this order to reflect the correct legal description for the property commonly known as 2401 South Spaulding Avenue, Chicago, IL 60623, bearing a permanent index number of 16-26-222-001; and
- D) That the Court finds no just reason to delay either enforcement or appeal of this order pursuant to Ill. Supreme Court Rule 304(a).

Dated: _____

Entered: _____

Judge

Laura Wolf
Fisher and Shapiro, LLC
Attorneys for Plaintiff
4201 Lake Cook Rd
Northbrook, IL 60062-1060
(847)291-1717 847-770-4176
Attorney No: 42168