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Cook County Recorder of Deeds
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Attorney No. 38348

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

MB FINANCIAL BANK, N.A.,

Plaintiff,

v.

4400 SOUTH PRAIRIE LLC, an Illinois limited
liability company; PETRO SAVYTSKYI; ANDRIY
SHALKO; NON-RECORD CLAIMANTS AND
UNKNOWN OWNERS,

Defendants.

Case No. 2010 CH 32558

Mortgage and Security
Agreement Foreclosure
and Other Relief

JUDGMENT OF FORECLOSURE BY CONSENT

THIS CAUSE having been heard by this court for entry of this Judgment of Foreclosure by Consent upon the Stipulation for Consent Foreclosure, proper and timely notice having been given, and the court being fully advised in the premises, the court FINDS THAT:

1. MB Financial Bank, N.A., ("MB"), the Plaintiff herein, filed the Verified Complaint in Chancery (the "Complaint") to foreclose the mortgage, as modified from time to time (collectively the "Mortgage") on certain real estate and personal property described therein. MB's street and mailing address is 6111 North River Road, Rosemont, Illinois 60018 and a contact person for MB is Brian Mickey with a telephone number of (847) 653-2874.

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2. All of the Defendants in this cause, 4400 South Prairie LLC, an Illinois limited liability company ("Borrower"); Petro Savytskyy ("Savytskyy"); Andriy Shalko ("Shalko"); Non-record Claimants and Unknown Owners (Borrower, Savytskyy, Shalko, Non-record Claimants and Unknown Owners are individually and collectively referred to herein as the "Defendants"), have been duly and properly brought before this court either through their appearance, service of summons and complaint, or publication and mailing, all in the manner provided by law, and that this court now has personal jurisdiction over all of the parties to this cause and the subject matter hereof.

3. The affidavit required to make Unknown Owners and Non-record Claimants parties to this action was duly filed, the affidavit to serve Non-record Claimants and Unknown Owners by publication was duly filed herein, and said Non-record Claimants Unknown Owners have been duly and regularly made parties to this action in the manner provided by law.

4. Borrower, Savytskyy and Shalko have executed a stipulation agreeing to the entry by this court of this Judgment pursuant to 735 ILCS 5/15-1402 satisfying the indebtedness evidenced by that certain (i) Promissory Note dated November 30, 2007 (the "2007 Note"), (ii) Promissory Note dated November 30, 2008 (the "2008 Note"), which 2008 Note is a restatement, replacement and substitute for the 2007 Note, (iii) Promissory Note dated January 29, 2009 (the "January 2009 Note"), which January 2009 Note is a restatement, replacement and substitute for the 2008 Note, (iv) Promissory Note dated April 29, 2009 (the "April 2009 Note"), which April 2009 Note is a restatement, replacement and substitute for the January 2009 Note, (v) Promissory Note dated July 29, 2009 (the "July 2009 Note"), which July 2009 Note is a restatement, replacement and substitute for the April 2009 Note (the 2007 Note, 2008 Note, January 2009 Note, April 2009 Note and

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the July 2009 Note are herein individually and collectively referred to as the "Note"), (vi) Mortgage dated November 30, 2007 (the "Mortgage"), and (vii) Assignment of Rents dated November 30, 2007 (the "Assignment of Rents") all such documents attached to the Complaint filed herein, by vesting absolute title to the mortgaged real estate and the personal property described in paragraph 6 herein (the mortgaged real estate and the personal property described in paragraph 6 herein shall at times be referred to herein as the "Property") in MB, free and clear of all rights, title, interest, claims or liens, if any, of Borrower, Savytskyv, Shalko, Non-record Claimants and Unknown Owners, including all rights of reinstatement and redemption.

5. In accordance with 735 ILCS 5/15-1402(c), MB waives any right to a personal judgment for deficiency against Borrower, Savytskyv, Shalko or any other person or entity who is or may be liable for the indebtedness evidenced by the Note or other obligations secured by the Mortgage and the Assignment of Rents.

6. The Mortgage appears on file in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 0734157009. The Property herein referred to includes the real estate commonly known as 4400 South Prairie Avenue, Chicago, Illinois which is legally described in Exhibit A attached hereto and hereby incorporated by reference, and the personal property described in Exhibit B attached hereto and hereby incorporated by reference.

7. The Defendants' rights, title, interest, claims or liens, if any, in the Property are inferior to the lien of the Mortgage and are terminated by this Judgment.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AND JUDGMENT IS HEREBY ENTERED as follows:

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A. Absolute title to the Property as defined above and which property includes the real estate commonly known as 4400 South Prairie Avenue, Chicago, Illinois and which is legally described in Exhibit A attached hereto, and the personal property described in Exhibit B attached hereto is hereby vested in MB Financial Bank, N.A., free and clear of all rights, title, interest, claims or liens, if any, of Borrower, Savytskyy, Shalko, Non-record Claimants and Unknown Owners.

B. The indebtedness evidenced by the Note and secured by the Mortgage and the Assignment of Rents is deemed satisfied.

C. MB is barred from obtaining a deficiency judgment against Borrower, Savytskyy, Shalko, or any other person or entity who is or may be liable for the indebtedness evidenced by the Note or other obligations secured by the Mortgage and the Assignment of Rents.

D. All rights of reinstatement and redemption are barred.

E. Each party shall pay its respective attorneys' fees and costs.

F. Borrower, Savytskyy and Shalko waive all rights to modify, vacate, set aside, or appeal this Judgment. MB waives all rights to modify, vacate, set aside or appeal this Judgment, except as may be necessary to vest absolute title to the Property pursuant to the terms of this Judgment.

ENTER:

JUDGE

Dated: _____

Jay R. Goldberg/Andrew Torre
FIELD AND GOLDBERG, LLC
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603
(312) 408-7200

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EXHIBIT A

ALL OF LOT 10 AND LOT 9 (EXCEPT THE SOUTH 40 FEET 3/4 INCHES THEREOF) ALSO THE NORTH 20 FEET 3/4 INCHES OF THE WEST 45 FEET OF THE SOUTH 40 FEET 3/4 INCHES OF SAID LOT 9 IN HUBBARDS SUBDIVISION OF THE NORTH 4 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Property: 4400 S. Prairie Avenue, Chicago, IL 60653

Permanent Index No.: 20-03-309-017-0000

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geotherma and similar matters.

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EXHIBIT B

Personal Property

All of Borrowers's equipment, fixtures and other articles of personal property owned by Borrower, attached or affixed to the real property legally described in Exhibit A attached to this Judgment (the "Real Property"); together with all accessions, parts and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Real Property (or portion thereof) and personal property; and all rents, revenues, income, issues, royalties, profits and other benefits derived from the Real Property and personal property.

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