

UNOFFICIAL COPY

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

MB FINANCIAL BANK, N.A.)
)
 Plaintiff,)
)
 v.)
)
 MADISON 1224, L.L.C., JEFFRY J. PICKUS,)
 DANIEL BOYD, PIARAS JORDAN, JOEL S.)
 PICKUS, LOUIS J. PICKUS, CHARLES T.)
 MUDD, JOHN F. LALLY, STEVEN)
 GOLOVAN, FIRST CHICAGO BANK &)
 TRUST, HILL MECHANICAL GROUP,)
 PICKUS CONSTRUCTION & EQUIPMENT)
 CO., INC., UNKNOWN OWNERS AND)
 NON-RECORD CLAIMANTS)
)
 Defendants.)

Case No.: 10 CH 00709



Doc#: 1034310051 Fee: \$40.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/09/2010 12:21 PM Pg: 1 of 3

8497180 JAZ

JUDGMENT ORDER OF TITLE

This matter coming to be heard pursuant to MB FINANCIAL BANK, N.A.'s ("MB") Motion for Entry of An Order of Judgment Pursuant to 735 ILCS 5/15-1402, with due notice having been given, and with the Court fully advised of the premises, IT IS HEREBY ORDERED:

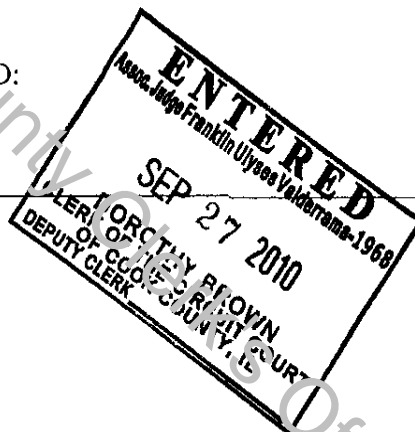
1. Judgment is entered in favor of MB;
2. ABSOLUTE TITLE in the real estate described in the attached Exhibit "A" and as set forth in MB's Complaint For Foreclosure and Other Relief in the above-captioned matter (the "Property") IS HEREBY VESTED IN the following grantee of MBFB:
 MB834, LLC, an Illinois limited liability company
 Contact Person: Valerie Vance
 6111 North River Road
 Rosemont, IL 60018
 Telephone Number: 847-653-1961;
3. ABSOLUTE TITLE in the Property is vested in MB834, LLC ("MB834"), free and clear of any and all claims and liens, and any interest of mortgagor, Madison 1224 LLC ("Madison 1224"), including all rights of reinstatement and redemption, and free and clear of all rights of all other persons made parties in this foreclosure whose interests are subordinate to MB's with respect to the Property, including Jeffry J. Pickus, Daniel Boyd, Piaras Jordan, Joel S. Pickus, Louis J. Pickus, Charles T. Mudd, John F. Lally, Steven Golovan, First Chicago Bank & Trust, Hamilton Street Corp., Hill Mechanical Group, Pickus Construction & Equipment Co., Inc., and all unknown owners and non-record claimants;
4. There is no objection to the entry of this order;
5. Pursuant to 735 ILCS 5/15-1402, MB waives all rights to a personal judgment for deficiency in this matter;

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6. Pursuant to 735 ILCS 5/15-1402, MB is barred from obtaining such deficiency judgment against Madison 1224 or any other person liable for the indebtedness or other obligations secured by the mortgage at issue;
7. This order shall not interfere with a tenant's time to vacate the Property pursuant to 735 ILCS 5/15-1701(h);
8. MB834 is entitled to receive all rental or other income (collectively, "Rents") arising from the Property received by the Receiver, Gary W. Kass of Kass Management Services Inc. (the "Receiver"), duly appointed by the Court pursuant to 735 ILCS 5/15-1704 of the Illinois Mortgage Foreclosure Law, as well as any and all future or accrued Rents for the Property;
9. The Receiver shall pay to MB834 all rental income held in escrow by the Receiver and any future payments received by the Receiver from the Property, shall provide all documents in his possession to MB834, and shall transfer all accounts related to the Property into the name of MB834;
10. Madison 1224 shall transfer all accounts into the name of MB834, and shall provide all documents related to the Property to MB834, including but not limited to insurance documents, leases, ledgers, rental payment records, account statements, warranty information, construction documents, plans, change orders, correspondence, personal property warranty information, and claims;
11. The Receiver shall be discharged of his duties, other than those set forth in this Order, upon the expiration of the time to object to or appeal this Order;
12. There is no just cause to delay enforcement and/or appeal of this order pursuant to Illinois Supreme Court Rule 364. a).

ENTERED:



Robert S. Glantz
 Kevin M. Hyde
 SHAW GUSSIS FISHMAN GLANTZ
 WOLFSON & TOWBIN LLC
 321 North Clark Street, Suite 800
 Chicago, Illinois 60654
 (312) 541-0151
 (312) 980-3888 (fax)
 Firm Id. # 40039

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LEGAL DESCRIPTION

PARCEL 1:

LOTS 5, 6, 7, 8 AND A STRIP 6-1/3 FEET WIDE WEST OF AND ADJOINING SAID LOT 5 IN S.J. SMITH'S SUBDIVISION OF LOT 5 IN BLOCK 2 IN WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 7 TO 12, BOTH INCLUSIVE, IN HUNTINGTON'S SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 2 IN WRIGHT'S ADDITION TO CHICAGO AFORESAID, (EXCEPTING FROM SAID PREMISES THAT PART THEREOF, IF ANY, OCCUPIED AS A PORTION OF WEST MADISON STREET), IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-08-338-010
17-08-338-011
17-08-338-012
17-08-338-013
17-08-338-014
17-08-338-015
17-08-338-016

ADDRESS: 1214-1235 WEST MADISON STREET
CHICAGO, ILLINOIS 60607