

# UNOFFICIAL COPY

**This Instrument Prepared By And  
Upon Recordation Return To:**

Stephen C. Voris Esq.  
Burke, Warren, MacKay &  
Serritella, P.C.  
330 North Wabash Avenue  
22nd Floor  
Chicago, Illinois 60611-3607

Doc#: 1104510071 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2011 04:16 PM Pg: 1 of 5



Doc#: 1104718062 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/16/2011 04:18 PM Pg: 1 of 5

**CONSENT JUDGMENT OF FORECLOSURE**

\*THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE  
LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NUMBERS\*

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

Ridgestone Bank,	)	
	)	
Plaintiff,	)	
	)	
v.	)	No. 10 CH 01306
	)	
3000 North LLC, an Illinois Limited liability	)	Mortgage Foreclosure
company, MB Financial Bank, N.A., City	)	
of Chicago, Hillside Lumber, Inc., an	)	
Illinois corporation, Mirage Construction,	)	
Inc., an Illinois corporation, 1001 North,	)	
Inc., an Illinois corporation, 3221 North	)	
Sheffield Condominium Association,	)	
Krzysztof Karbowski, Unknown Owners	)	
And Non-Record Claimants,	)	
	)	
Defendants.	)	

### CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, Ridgestone Bank, by and through its attorneys, Burke, Warren, MacKay & Serritella, P.C., and in support of the entry of a Consent Judgment of Foreclosure states as follows:

Plaintiff commenced this action by filing its Complaint to Foreclose Mortgage against the Defendants, 3000 North LLC, MB Financial Bank, N.A., City of Chicago, Hillside Lumber, Inc., Mirage Construction, Inc., 1001 North, Inc., 3221 North Sheffield Condominium Association, Krzysztof Karbowski, and unknown owners and non-record claimants. 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 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 herein is \$2,035,078.44, including attorneys fees and costs of this suit as of February 9, 2010.
3. Pursuant to the subject Mortgage, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.

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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 \$54,000 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 \$2,718.00.

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 0825231029, and the property herein referred to is described as follows:

PARCEL 1:

3S  
UNIT 2S, ~~2S~~, 4S, 2N, 3N, AND 4N IN THE 3221 N. SHEFFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 69 AND 70 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON, WESTON AND DAVIS' SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0810516019; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P--, LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0810516019

THE EXCLUSIVE RIGHT TO THE USE OF ROOF AREA, A LIMITED COMMON ELEMENT FOR THE BENEFIT OF UNIT 2S, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS 0810516019.

Commonly Known as: 3217 North Sheffield Avenue, Unit #2S, 3S, 4S, 2N, 3N & 4N, Chicago, Illinois 60657

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14-20-425-008-0000 and 14-20-425-009-0000 now known as:  
 Permanent Index #: ~~14-20-425-008 and 009~~ 14-20-425-033-1003, 14-20-425-033-1004,  
 14-20-425-033-1005, 14-20-425-033-1006, 14-20-425-033-1007 and 14-20-425-033-1008

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 Plaintiff specifically waives any and all rights to a personal judgment for deficiency against the mortgagor and against all persons liable for the indebtedness or other obligations secured by the mortgage.

11. 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 ILCS 5/15-1402.

\*\*\* NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested absolutely in Ridgestone Bank and this executed order shall be deemed sufficient evidence to establish title vesting to Ridgestone Bank 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. \*\*\*

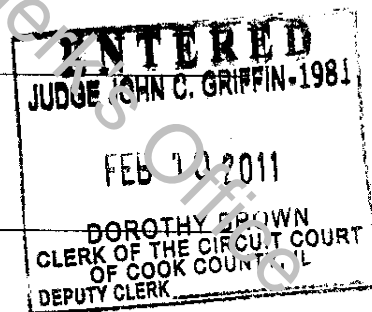
IT IS FURTHER ORDERED AND ADJUDGED that the Plaintiff waives any and all rights to a personal judgment for deficiency against the mortgagor, 3000 North LLC, and against all other persons liable for the indebtedness or other obligations secured by the mortgage.

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 expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

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

ENTERED: \_\_\_\_\_

JUDGE \_\_\_\_\_



AFTER RECORDING RETURN TO AND

PREPARED BY:

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312-840-7900 (facsimile)

Firm I.D.: 41704

812533

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Grantee's Name and Address and Mail Tax Bills to:

Attention: \_\_\_\_\_

Grantee RIDGESTONE BANK

Mailing Address: 13925 W. North Avenue

Brookfield, WI 53005

Telephone Number: \_\_\_\_\_

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