

# UNOFFICIAL COPY

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

SAMLYNN LLC,

Plaintiff,

v.

3FJ CONSTRUCTION COMPANY, INC.,  
ROBERT CHAVIN, DAVID CRAWFORD,  
DUNLEAVY CONSTRUCTION CO., DESIGN  
MASONRY, INC., TEMPO COMPONENTS,  
CITY OF CHICAGO, RIEFF SCHRAMM &  
KANTER, UNKNOWN OWNERS and NON-  
RECORD CLAIMANTS,

Defendants.

Case No. 10 CH 46078



Doc#: 1106222012 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/03/2011 09:05 AM Pg: 1 of 3

### CONSENT JUDGMENT OF FORECLOSURE

This cause being heard on the Complaint filed herein and on the stipulation of the Plaintiff, SAMLYNN LLC (the "Plaintiff") and 3FJ Construction Company, Inc., and Robert Chavin, pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1402, IT APPEARING TO THIS COURT THAT due notice has been served; that the Defendants herein 3FJ Construction Company, Inc., Robert Chavin, David Crawford, Design Masonry Inc., Tempo Components, the City of Chicago, Rieff Schramm & Kanter, and Unknown Owners and Non-Record Claimants (hereafter "Defendants" or "Parties") were duly served by summons and by publication and this Court being otherwise fully advised, FINDS AND ORDERS:

1. It has jurisdiction over the parties to and the subject matter of this suit.
2. All material allegations of the complaint herein are true and proved.

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3. The Defendants herein have been duly and regularly made parties to this action in a manner provided by law and have submitted to or not opposed entry of this order, or have been found to be in default.

4. The Mortgage alleged in the Complaint constitutes a valid lien upon the real estate which is prior, paramount and superior to the rights and interests of the Defendants in and to the property hereinafter described.

5. The Mortgage described in the Complaint and hereby foreclosed appears of record with the Cook County of Illinois Recorder's office as Document Number 0734805156 (Mortgage) recorded on December 14, 2007 and Document Number 0907242035 (Modification of Mortgage) recorded on March 13, 2009, and the property therein referred to is described as follows:

LOT 34 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH EAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 2425 North Janssen Avenue, Chicago, Illinois, 60614.

Identification number: 14-29-320-014-0000

6. Pursuant to 735 ILCS 5/15-1402(c), Plaintiff has waived its right to a personal judgment for any deficiency and is barred from obtaining such a deficiency judgment against Defendants 3FJ Construction Company, Inc., and Robert Chavin, or any other person liable for the indebtedness or other obligations secured by the Mortgage described herein.

7. The mortgaged real estate is not residential property as defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1219).

IT IS THEREFORE FURTHER ORDERED THAT:

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8. The mortgage indebtedness of 3FJ Construction Company, Inc., is hereby satisfied and absolute title to the property described above is hereby vested in SAMLYNN LLC free and clear of all claims, liens (except for all liens of the United States of America which cannot be foreclosed without judicial sale) and interests of Defendants 3FJ Construction Company, Inc., Robert Chavin, David Crawford, Design Masonry Inc., Tempo Components, the City of Chicago, Rieff Schramm & Kanter, Unknown Owners and Non-Record Claimants, including all rights of reinstatement and redemption.

9. Pursuant to Supreme Court Rule 304(a) this is a final and appealable order.

ENTER:

<b>ENTERED</b>	
<small>Assoc. Judge Franklin Ulysses Valderrama-1968</small>	
MAR 1 2011	
DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK	

Judge

Order Prepared By:

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