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Doc#: 1108345041 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/24/2011 02:58 PM Pg: 1 of 6

Attorney No. 28348

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

MB FINANCIAL BANK, N.A.

Plaintiff,

v.

3536 N ASHLAND LLC, an Illinois limited liability company; CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, AS TRUSTEE UNDER TRUST AGREEMENT DATED 10/30/08 AND KNOWN AS TRUST NUMBER 8002352003; KRASSIMIRE ANGELOV; KVAAS ANGELOV; KRASSIMIRE ANGELOV d/b/a DULO DEVELOPMENT; NIERODA CONSTRUCTION INCORPORATED, an Illinois corporation; DULO DEVELOPMENT CO., an Illinois corporation; SALABAJ GROUP, CO., an Illinois corporation; J&D WHIRLPOOL AND BATH OUTLET, INC., an Illinois corporation; AP PLUMBING INC., an Illinois corporation; PKT CONSTRUCTION, INC., an Illinois corporation; DARPET, INC., an Illinois corporation; THE BOARD OF MANAGERS OF THE 3536 N. ASHLAND CONDOMINIUM ASSOCIATION; NON-RECORD CLAIMANTS AND UNKNOWN OWNERS,

Defendants.

Case No. 2009 CH 15161

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 (the "Mortgage") on certain real estate and

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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 Robert Matijevich with a telephone number of (847) 653-1047.

2. All of the Defendants in this cause, 3536 N Ashland LLC, an Illinois limited liability company ("Borrower"); Krassimire Angeeov ("Angeeov"); Chicago Title Land Trust Company, an Illinois corporation, as Trustee under Trust Agreement dated 10/30/08 and known as Trust #8002352003 ("Trust"); Dulo Development Co., an Illinois corporation ("Dulo"); Salabaj Group, Co., an Illinois corporation ("Salabaj"); J&D Whirlpool and Bath Outlet, Inc., an Illinois corporation ("J&D"); AP Plumbing Inc., an Illinois corporation ("AP"); Darpet, Inc., an Illinois corporation ("Darpet"); Thyssenkrupp Elevator Corporation, an Illinois corporation ("Thyssenkrupp"); Kvass Angelov ("Kvass"); Krassimire Angeeov d/b/a Dulo Development ("Dulo"); Nieroda Construction Incorporated, an Illinois corporation ("Nieroda"); PKT Construction, Inc., an Illinois corporation ("PKT"); The Board of Managers of The 3536 N. Ashland Condominium Association, an Illinois not-for-profit corporation ("Association"); Non-record Claimants and Unknown Owners (Borrower, Angeeov, Trust, Dulo, Salabaj, J&D, AP, Darpet, Thyssenkrupp, Kvass, Dulo, Nieroda, PKT, Association, 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 and 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, Angeeov, Trust and Dulo 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 Promissory Note dated June 19, 2007 (the "2007 Note"), that certain Promissory Note dated

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June 19, 2008 (the "2008 Note") which 2008 Note is a restatement, replacement and substitute for the 2007 Note (the 2007 Note and the 2008 Note are herein individually and collectively referred to as the "Note") and secured by the Construction Mortgage dated June 19, 2007 (the "Mortgage") and the Assignment of Rents dated June 19, 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, Angeeov, Trust, Dulo, Salabaj, J&D, AP, Darpet, Thyssenkrupp, Kvass, Dulo, Nieroda, PKT, Association, 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, Angeeov, Trust, Dulo 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. 0717333087. The Property herein referred to includes the real estate commonly known as 3536 N. Ashland Avenue, Units C, 3N, 2S, 3S, 4S, G-1, G-4, G-5, G-6, G-7 and G-8, 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:

A. Absolute title to the Property as defined above and which property includes the real estate commonly known as 3536 N. Ashland Avenue, Units C, 3N, 2S, 3S, 4S, G-1, G-4, G-5, G-6, G-7 and G-8, Chicago, Illinois which is legally described in Exhibit A attached hereto, and the personal property

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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, Angeeov, Trust, Dulo, Salabaj, J&D, AP, Darpet, Thyssenkrupp, Kvass, Dulo, Nieroda, PKT, Association, 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, Angeeov, Trust, Dulo 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, Angeeov, Trust and Dulo, jointly and severally, 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/Justin Newman
FIELD AND GOLDBERG, LLC
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603
(312) 408-7200

Property of Cook County Clerk
Jesse White, Pamela Hughes, Gillespie
MAR 24 2011
Circuit Court 1953
Office

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EXHIBIT A

UNITS C, 3N, 2S, 3S AND 4S AND PARKING UNITS G-1, G-4, G-5, G-6, G-7 AND G-8 IN THE 3536 N. ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 8 AND 9 IN BLOCK 1 (EXCEPTING THEREFROM THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 19), IN L. TURNER'S RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5 AND 6 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814522005, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

**Address of Property: Units C, 3N, 2S, 3S, 4S, G-1, G-4, G-5, G-6, G-7 AND G-8
3536 N. Ashland Avenue
Chicago, IL 60657**

**Permanent Index Numbers: 14-19-408-049-1001
14-19-408-049-1003
14-19-408-049-1004
14-19-408-049-1005
14-19-408-049-1007
14-19-408-049-1008
14-19-408-049-1011
14-19-408-049-1012
14-19-408-049-1013
14-19-408-049-1014
14-19-408-049-1015**

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, geothermal and similar matters.

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EXHIBIT B

Personal Property

All of 3536 N Ashland LLC's, an Illinois limited liability company ("Borrower") and Chicago Title Land Trust Company's, an Illinois corporation, as Trustee under Trust Agreement dated 10/30/08 and known as Trust #8002352003 ("Trust") equipment, fixtures and other articles of personal property owned by Borrower or Trust, 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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