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3315 (Rev. 6/11/02) CCG 0015
Memorandum of Judgment

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

AMERICAN ENTERPRISE BANK

v.

TRITON PARTNERS LLC, an
Illinois limited liability company;
VLADIMIR PANINE



Doc#: 1122444038 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/12/2011 12:20 PM Pg: 1 of 5

No. 09 CH 18919

MEMORANDUM OF JUDGMENT

On August 5, 2011, judgment was entered in this court

in favor of the plaintiff American Enterprise Bank

and against defendant Triton Partners, LLC and Vladimir Panine

whose address is 2725 North Thatcher, River Grove, Illinois

in the amount of \$ 1,536,183.09.

A certified copy of the foregoing judgment is
attached hereto

Atty. No.: 48614

Name: Robert Rabin / Thompson Coburn LLP

Atty. for: Plaintiff

Address: 55 East Monroe Street, 37th Floor

City/State/Zip: Chicago, IL 60603

Telephone: 312-346-7500

Please Return to:

Robert F. Rabin

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55 East Monroe Street, 37th Floor

Chicago, IL 60603

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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

AMERICAN ENTERPRISE BANK,)
)
 Plaintiff,)
)
 v.)
)
 TRITON PARTNERS LLC, an Illinois limited)
 liability company; VLADIMIR PANINE;)
 AMERICAN UNITED BANK AND TRUST)
 COMPANY USA, formerly known as First)
 Bank of Schaumburg; NEXTEL WESTCORP.,)
 d/b/a Nextel Communications, a Delaware)
 corporation; COSMETIC DERMATOLOGY &)
 SURGERY, P.C., a Michigan corporation;)
 UNKNOWN OWNERS and NONRECORD)
 CLAIMANTS,)
)
 Defendants)

No. 09 CH 18919

ORDER

This cause coming to be heard on the portion of Plaintiff's Motion to Approve Report of Sale and Distribution and Confirm Judicial Sale seeking the entry of an *in personam* deficiency judgment against Defendants Triton Partners LLC and Vladimir Panine and for matters relating to the leasehold premises of Cosmetic Dermatology & Surgery, P.C., the Court having previously entered an order confirming the judicial sale in this lawsuit but specifically reserving and deferring the aforementioned issues, the parties having reached an agreement with respect to matters relating to the leasehold premises of Cosmetic Dermatology & Surgery, P.C., Defendants Triton Partners LLC and Vladimir Panine having strenuously objected to the entry of the deficiency judgment herein and Plaintiff having strenuously objected to any stay of enforcement of the foregoing judgment, the Court being otherwise fully advised in the premises;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT:

1. The remaining portion of Plaintiff's Motion to Approve Report of Sale and Distribution and Confirm Judicial Sale is granted.
2. The Judicial Sale and the Report of Sale are hereby approved, ratified and confirmed as to Defendants Triton Partners LLC and Vladimir Panine.

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3. The Sheriff of Cook County, Illinois is directed to evict and dispossess Defendants Triton Partners, LLC, Vladimir Panine and Cosmetic Dermatology & Surgery, P.C. from the Subject Property on, or any time after, September 5, 2011, pursuant to 735 ILCS 5/15-1701(d) (West 2009).

4. By agreement of the parties, enforcement of the eviction order enumerated in Paragraph 3 hereinabove is stayed through and including September 30, 2011 if and only Cosmetic Dermatology & Surgery, P.C. timely delivers use and occupancy payments to Plaintiff or its designee in the amount of \$2,600 per month for July 2011, August 2011 and September 2011 on or before the following dates:

<u>Payment</u>	<u>Delivery Date</u>
July 2011	August 5, 2011
August 2011	August 15, 2011
September 2011	September 1, 2011

5. By agreement of the parties, if Plaintiff and Cosmetic Dermatology & Surgery, P.C. enter into a written lease extension relating to possession of the leasehold premises of Cosmetic Dermatology & Surgery, P.C., enforcement of the eviction order enumerated in Paragraph 3 hereinabove will be stayed for each month during the extension period that rental/use and occupancy payments are timely delivered to Plaintiff, its designee or its assignee.

6. The Court reserves jurisdiction to consider a supplemental petition for possession through and including November 4, 2011, pursuant to 735 ILCS 5/15-1701(h) (West 2009).

7. An *in personam* deficiency judgment is entered in favor of Plaintiff and against Defendants Triton Partners, LLC and Vladimir Panine, jointly and severally, in the amount of \$1,536,183.09.

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8. Enforcement of the deficiency judgment enumerated in Paragraph 6 hereinabove is stayed through and including September 20, 2011.

August 5, 2011

Entered: _____ ~~ASSOC. JUDGE DARRYL B. SIMKO~~

AUG 05 2011

CIRCUIT COURT 1823

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Firm I.D. 43843

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I hereby certify that the document to which this certification is affixed is a true copy.

Dorothy Brown

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

