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Doc#: 1129029086 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
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DR 10/1 DEC

Property of Cook County Clerk's Office

FILED
CH-
OCT 14 2011
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

AGREED CONSENT JUDGMENT OF FORECLOSURE

PROPERTY: 2274 North Milwaukee Avenue
Chicago, Illinois

THIS PAGE IS ADDED TO PROVIDE AMPLE SPACE FOR THE RECORDING INFORMATION AND MICROFILMING OF THIS DOCUMENT.

RETURN TO:
GREENBERG TRAUIG, LLP
77 West Wacker Drive, Suite 3100
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STATE OF ILLINOIS
 COUNTY OF COOK

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

| | | |
|----------------------------------|---|-----------------|
| TEF 2274 MILWAUKEE, LLC, |) | |
| |) | |
| Plaintiff, |) | NO. 10 CH 32672 |
| vs. |) | |
| |) | JUDGE SIMKO |
| JAMES EQUITIES LAND FUND I, LLC, |) | |
| JOHN R BURNS, DAVID C KLUEVER, |) | |
| MAXFAR, LLC; MIDWEST VALET, |) | CALENDAR 58 |
| INC., INWINDOW OUTDOOR, LLC, |) | |
| UNKNOWN OWNERS |) | |
| AND NON RECORD CLAIMANTS, |) | |
| |) | |
| Defendants. |) | |

AGREED CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, TEF 2274 MILWAUKEE, LLC by its attorneys, Greenberg Traurig LLP and in support of the entry of a Consent Judgment of Foreclosure states as follows:

Plaintiff's predecessor in interest commenced this action by filing its Complaint to Foreclose Mortgage against Defendants JAMES EQUITIES LAND FUND I, LLC, JOHN R BURNS, and DAVID C KLUEVER, MAXFAR, LLC, MIDWEST VALET, INC., INWINDOW OUTDOOR, LLC, 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 \$2,357,064.43 as of August 12, 2011, with interest accruing thereafter at the rate of \$658.58 per day.
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 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 0814318052, and the property herein referred to is described as follows:

PARCEL 1:

LOTS 4, 5, 6 AND 7 (EXCEPT THE SOUTHWESTERLY 9.75 FEET OF THE NORTHWESTERLY 55 FEET AND EXCEPT THE SOUTHWESTERLY 2.25 FEET LYING EASTERLY OF THE NORTHWESTERLY 55 FEET) IN W.O. COLES SUBDIVISION OF LOTS 22 TO 25 IN BLOCK 2 AND OF OTHER PARTS OF BLOCKS 2, 3 AND 5 TN STAVE'S SUBDIVISION OF THAT PART SOUTHWEST OF MILWAUKEE AVENUE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THE FOLLOWING:

ALL RIGHTS, TITLE AND INTEREST IN AND TO THE AIRSPACE ABOVE A HORIZONTAL PLANE LOCATED AT 28 FEET CHICAGO CITY DATUM, WHICH HORIZONTAL PLANE IS HORIZONTAL WITH THE SURFACE OF THE NORTHEASTERLY 3 FEET OF THE SOUTHWESTERLY 5.25 FEET (EXCEPT THE NORTHWESTERLY 55 FEET THEREOF) OF SUB-LOT 7 ALL IN W.O. COLES SUBDIVISION AFORESAID.

PARCEL 2:

LOTS 5,6, 7, 8 AND 9 IN JOHN MCASSEY'S RESUBDIVISION OF LOTS 26, 27, 28, AND 29 IN BLOCK 2 OF LEWIS STAVE'S SUBDIVISION OF THE SOUTHWEST PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 2 AND 3 IN W. O. COLES RESUBDIVISION OF LOTS 22 TO 25 INCLUSIVE AND LOTS 30 TO 35 INCLUSIVE IN BLOCK 2 IN STAVE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF THE NORTHWESTERLY PLANK ROAD NOW MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.

Permanent Parcel Numbers: 13-36-214-008-0000, 13-36-214-009-0000,13-36-214-010-0000, 13-36-214-01 8-0000, 13-36-214-004-0000,

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13-36-214-005-0000, 13-36-214-006-0000, 13-36-214-007-0000, 13-36-214-011-0000, 13-36-214-012-0000

Commonly Known as: 2274 N. Milwaukee Avenue, Chicago, Illinois.

5. 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.
6. That the mortgage sought to be foreclosed was executed after 2006.
7. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause.
8. That Plaintiff by taking title to the subject property shall have received full value to be credited against the loan indebtedness secured by the subject mortgage.
9. 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, fee simple title to the real estate is vested in Plaintiff, free and clear of all claims, encumbrances, liens and interests of any party other than Plaintiff. Any and all interests in the property any other parties, including, without limitation, the mortgagors and any and all persons claiming by, through or under the mortgagor and of all the Defendants in this cause are hereby foreclosed.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against mortgagors, JAMES EQUITIES LAND FUND I, LLC, JOHN R BURNS, and DAVID C KLUEVER, and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be an is hereby waived and released by Plaintiff. The conveyance made by this order is made in full satisfaction of all indebtedness evidenced by the note and secured by the subject mortgage and any and all related loan documents including, without limitation, the personal guarantees of John R. Burns and David C. Kluever.

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: _____

[Handwritten signature]

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PREPARED BY AND AFTER RECORDING RETURN TO:
GREENBERG TRAURIG, LLP
Attention: Rita Powers
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