

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:  
Katten Muchin Rosenman LLP  
525 W. Monroe St.  
Chicago, IL 60661  
Attn: Jason R. Gorczynski, Esq.



Doc#: 1134016045 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/06/2011 12:17 PM Pg: 1 of 9

[This space reserved for recording data.]

## Notice of Consent Foreclosure Judgment

On November 17, 2011, the Circuit Court of Cook County, Illinois entered a consent foreclosure judgment in case no. 11CH24242 concerning title to the property located at 700 N. Green St., Chicago, Illinois 60622 and legally described on Exhibit A attached hereto ("Property"). The consent foreclosure judgment vested title to the Property in 700 N. Green Noteholder, LLC, a Delaware limited liability company. The consent foreclosure judgment is attached hereto as Exhibit B.

Box 400-CTCC

10/1 ctt 01 JYok 8861870

# UNOFFICIAL COPY

## Exhibit A

### **Legal Description of Property**

LOTS 21, 22 AND 23 AND THAT PART OF LOTS 19 AND 20 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 19, 13.02 FEET WEST FROM THE NORTHEAST CORNER THEREOF SOUTHEASTERLY TO A POINT IN THE EAST LINE OF LOT 20, 40.36 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF ALL IN BLOCK 5 IN RIDGELEY'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 700 North Green Street, Chicago, Illinois 60622

PIN: 17-08-213-004-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**Exhibit B**

**Consent Foreclosure Judgment**

[attached]



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

700 N. GREEN NOTEHOLDER, LLC,

Plaintiff,

v.

700 N. GREEN LLC, 700 GREEN STRONGHOLD  
PROPERTY OWNER LLC, FIRSTMERIT BANK,  
MIDWEST BANK AND TRUST COMPANY,  
SEAWAY BANK AND TRUST COMPANY, FIRST  
SUBURBAN NATIONAL BANK, SERGIO  
MARTUNICCI, and UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS,

Defendants.

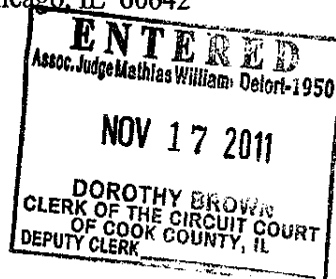
No. 11CH24242

Hon. Judge Delort

Property Address:

700 N. Green Street

Chicago, IL 60642



### CONSENT FORECLOSURE JUDGMENT

This matter coming before the Court on Plaintiff 700 N. Green Noteholder, LLC's ("Plaintiff") and Defendant 700 Green Stronghold Property Owner LLC's ("Owner" or "Mortgagor") Agreed Motion for Entry of Consent Foreclosure Pursuant to 735 ILCS 5/15-1402, due notice having been given to all parties and the Court being fully advised in the premises, this Court HEREBY finds and orders that:

#### Jurisdiction and Venue

1. Jurisdiction is proper under 735 ILCS 5/2-209(a)(3) as the real estate in question is located within the State of Illinois.
2. Venue is proper pursuant to 735 ILCS 5/2-103(b), as the property which is the subject of this action is located in Cook County, Illinois.

# UNOFFICIAL COPY

## The Parties

3. Plaintiff holds a mortgage on real property commonly known as 700 N. Green Street, Chicago, Illinois 60622 (the "Property");

4. Defendant 700 Green Stronghold Property Owner LLC is the Mortgagor of the Property as successor in interest to 700 N. Green LLC (the "Original Mortgagor").

5. Defendant Seaway Bank and Trust Company, as successor in interest to First Suburban National Bank ("Subordinate Mortgagor"), holds a valid, third mortgage on the Property, dated November 14, 2008 and executed by Original Mortgagor ("Subordinate Mortgage"). The Subordinate Mortgage was recorded with the Cook County Recorder of Deeds on December 18, 2008 as document number 0835317034. The Original Mortgagor and Defendant Sergio Martinucci have failed to pay Subordinate Mortgage the monthly payments required to be paid on the four Notes secured by the Subordinate Mortgage. The amounts due and owing under the four Notes as of October 5, 2011 are as follows:

### Note-1:

Principal:	\$2,269,500.00
Interest:	\$ 883,596.43
<b>TOTAL:</b>	<b>\$3,153,096.43</b>

### Note-2:

Principal:	\$300,000.00
Interest:	\$115,456.28
<b>TOTAL:</b>	<b>\$415,456.28</b>

### Note-3:

Principal:	\$200,000.00
Interest:	\$ 76,822.90
<b>TOTAL:</b>	<b>\$276,822.90</b>

### Note-4:

Principal:	\$400,000.00
Interest:	\$156,755.69
<b>TOTAL:</b>	<b>\$556,755.69</b>

# UNOFFICIAL COPY

## Default

6. Original Mortgagor is in default under the Mortgage and note by virtue at least the following:
- a. the failure to pay accrued and unpaid interest, principal and other amounts due and payable under the Loan Documents on January 15, 2011, February 15, 2011, March 15, 2011, April 15, 2011, May 15, 2011, and June 15, 2011;
  - b. the failure to pay in full the first installment of 2010 real estate taxes in the amount of \$34,924.55, which was due April 1, 2011;
  - c. the commencement of a foreclosure proceeding by a creditor of Borrower against the Property; and
  - d. the commencement of a bankruptcy proceeding by John Yedinak, one of the guarantors of the Loan.

## Judgment

7. Judgment of Foreclosure is hereby entered as to Plaintiff's Complaint, on the following property:

### Legal Description:

LOTS 21, 22 AND 23 AND THAT PART OF LOTS 19 AND 20 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 19, 13.02 FEET WEST FROM THE NORTHEAST CORNER THEREOF SOUTHEASTERLY TO A POINT IN THE EAST LINE OF LOT 20, 40.36 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF ALL IN BLOCK 5 IN RIDGELEY'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID:

17-08-213-004-0000

# UNOFFICIAL COPY

Common Address:

700 N. Green Street, Chicago, IL 60622

8. The Amount of Judgment as of October 15, 2011:

Principal	\$2,413,134.84
Interest	\$ 75,949.81
Default Interest	\$ 79,633.45
<u>Late Charges</u>	<u>\$ 17,164.16</u>
TOTAL	\$2,585,882.26

9. In consideration of the entry of the judgment by consent, Mortgagor has waived any and all rights to redeem the Mortgaged Property by statute or in equity pursuant to 735 ILCS 5/15-1601(c)(i).

10. Plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor, Original Mortgagor, and against all other persons liable for the indebtedness or other obligations secured by the Mortgage.

11. Absolute title to the Property is vested in the Plaintiff, free and clear of all claims, liens and interest of Original Mortgagor and Mortgagor, including all rights of reinstatement and redemption, and of all rights of all other persons made parties in the foreclosure whose interests are subordinate to that of the Mortgagee, including the Subordinate Mortgagor referenced above, and all nonrecord claimants given notice in accordance with paragraph (2) of subsection (c) of Section 15-1502.

12. All nonrecord claimants were given due notice of the Foreclosure Complaint in accordance with paragraph (2) of subsection (c) of Section 15-1502.

13. All named Defendants have been properly served with notice of the Foreclosure Complaint and Motion for Entry of Consent Foreclosure Judgment.

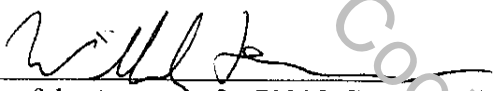
# UNOFFICIAL COPY

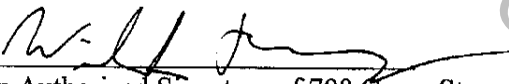
14. No party has filed an objection to the entry of the judgment or paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

15. Plaintiff is hereby granted possession of the Property.

ENTERED BY **ENTERED**  
 Assoc. Judge Mathias William Delort-1950  
 NOV 17 2011  
 DOROTHY BROWN  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL  
 Honorable Judge Delort

Agreed to and accepted by

  
 One of the Attorneys for 700 N. Green Notchholder, LLC

  
 An Authorized Signatory of 700 Green Stronghold Property Owner LLC

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

*Dorothy Brown*  
Dorothy Brown 11-23-11  
Clerk of the Circuit Court  
of Cook County, IL

