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For Recorder:



Doc#: 1207231060 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/12/2012 04:01 PM Pg: 1 of 4

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

MB FINANCIAL BANK, N.A., as successor in interest  
to InBank, f/k/a Interstate Bank,

Plaintiff,

v.

3505 N. SEMINARY CORP., IHOR RALKO,  
LARISSA RALKO, BOARD OF MANAGERS OF  
THE 3505 N. SEMINARY CONDOMINIUM  
ASSOCIATION, UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS,

Defendants.

Case No. 09 CH 43623

**JUDGMENT OF CONSENT FORECLOSURE**

This cause coming on to be heard on the Motion of Plaintiff, MB Financial Bank, N.A., as successor in interest to InBank, f/k/a Interstate Bank (the "Bank"), for Entry of Judgment of Consent Foreclosure; due notice having been given; that Defendants, 3505 N. Seminary Corp., Ihor Ralko, Larissa Ralko, Board of Managers of the 3505 N. Seminary Condominium Association, Unknown Owners and Non-Record Claimants, were duly served by summons or by publication or have otherwise submitted to the jurisdiction of this Court; that a Stipulation for Consent Foreclosure has been filed by and between Plaintiff, MB Financial Bank, N.A., and

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Defendants, 3505 N. Seminary Corp. and Ihor Ralko, and the Court being otherwise fully advised in the premises;

THE COURT FINDS AND IT IS HEREBY ORDERED THAT:

1. The Court has jurisdiction over all the parties hereto and the subject matter hereof.
2. All material allegations of the Bank's Verified Complaint to Foreclose Mortgage and for Other Relief ("Complaint") are deemed true and proven.
3. By virtue of the Promissory Note dated dated July 17, 2005 in the original principal sum of \$1,330,000 made by Ihor Ralko and the Construction Mortgage dated July 19, 2005 and recorded with the Cook County, Illinois Recorder of Deeds on July 25, 2005 as Document Number 0520635463 made by 3505 N. Seminary Corp. granted by the Borrower in favor of the Bank (the "Mortgage"), Defendant Ihor Ralko is justly indebted to the Bank as of December 31, 2011 in the amount of **\$1,024,237.57**

Principal	\$ 792,329.42
Interest to 02/01/12	\$ 191,038.12
Late Fees	\$ 40,870.03
<b>Total Due</b>	<b>\$1,024,237.57</b>
 Per Diem Interest	 \$220.09

4. As a result, the Bank possesses a valid and subsisting lien on the subject real estate identified as 3505 N. Seminary Avenue, Chicago, Cook County, Illinois 60657 (the "Property"), which is legally described as:

PARCEL 1: UNITS 1 AND 2 IN THE 3505 N. SEMINARY CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 IN BLOCK 5 IN ERNST J. LEHMANN'S SUBDIVISION OF LOT 4 IN THE ASSESSOR'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAY), WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0706815064; TOGETHER WITH ITS UNDIVIDED

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PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND P-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0706815064.

P.I.N. NO(S): 14-20-402-019-1001 AND 14-20-402-019-1002

COMMON ADDRESS: 3505 N. Seminary Avenue, Chicago, Cook County, Illinois

5. No objections have been filed by any of the Defendants 3505 N. Seminary Corp., Ihor Ralko, Larissa Ralko, Board of Managers of the 3505 N. Seminary Condominium Association, Unknown Owners and Non-Record Claimants (collectively, the "Defendants"). Pursuant to 735 ILCS 5/15-1402(b)(2), the Defendants have not shown good cause and have not agreed to pay the amount required to redeem in accordance with 735 ILCS 5/15-1603(d).

6. The Mortgage constitutes a valid lien upon real estate which is prior, paramount, and superior to the rights and interests of all defendants to this action in and to the Property described above. The rights and interests of all defendants to this action, including the rights and interests of all unknown owners and non-record claimants, are subject, subordinate, and inferior to the rights of the Bank and are hereby terminated.

7. Absolute title to the Property is hereby vested in MB808 LLC, free and clear of all claims, liens, and interests, including all rights of reinstatement and redemption of Ihor Ralko, and free and clear of all rights of all other defendants made parties to this action whose interests are subordinate to that of the Bank.

8. Upon entry of this Judgment of Consent Foreclosure, the Bank shall be deemed to have waived any and all rights to a personal judgment for deficiency against Ihor Ralko and against all other persons or entities liable for the indebtedness or other obligations secured by the

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Mortgage, to the extent they may exist, and is hereby barred from attempting to recover any such deficiency.

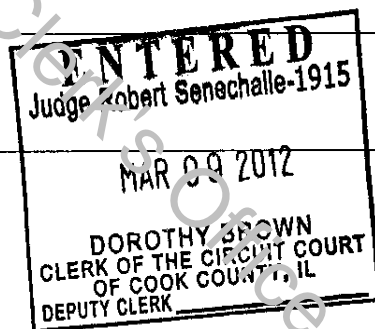
9. MB808 LLC is entitled to immediate possession of the Property and the Bank or its representatives or assigns shall be let into possession of the Property and that any of the parties hereto who shall be in possession of the Property, or any portion thereof, or any person who may have come into possession of the Property under them, or any of them, since the commencement of this suit, shall surrender possession of the Property to the Bank, its representative or assigns, and in default of so doing, the Sheriff of Cook County, Illinois is hereby directed to evict and remove said occupants from the Property and to place the Bank in full and complete possession of the Property without further order of Court.

10. 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.

ENTERED:

Judge \_\_\_\_\_

Dated: \_\_\_\_\_



*Judgment prepared by:*  
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