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Doc#: 1211718059 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2012 03:55 PM Pg: 1 of 4

CONSENT JUDGMENT OF FORECLOSURE

Grantor/Mortgagor: **CANZONERI ENTERPRISES, INC.**

Grantee/Mortgagee: **CRE 2011 REO IL-INDUSTRIAL, LLC**, as assignee of CRE
Venture 2011-1, LLC, as assignee of the Federal Deposit Insurance
Corporation acting as receiver for Citizens Bank & Trust Co. of
Chicago

Legal Description of Property:

LOT 29 IN NORTHBROOK-EDENS INDUSTRIAL PARK SUBDIVISION
UNIT NUMBER 3, IN THE NORTHWEST 1/4 OF SECTION 5, AND THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID
LOT 29 THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT
ON THE EAST LINE OF SAID LOT, 113.44 FEET NORTH OF THE
SOUTHEAST CORNER OF SAID LOT TO THE SOUTHWEST CORNER OF
SAID LOT), IN COOK COUNTY, ILLINOIS.

Property Address: **3501 Woodhead Drive, Northbrook, Illinois 60062**

Identification Number: **04-05-102-020-0000**

Prepared by and Return to:

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CRE 2011 REO IL-Industrial, LLC
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Suite 11-100
Rosemont, Illinois 60018
Attn: Jennifer Cole

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**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

CRE 2011 REO IL-INDUSTRIAL, LLC, as)
assignee of CRE Venture 2011-1, LLC, as)
assignee of the Federal Deposit Insurance)
Corporation acting as receiver for Citizens)
Bank & Trust Co. of Chicago,)

Plaintiff,)

Case No. 11-cv-4767

Judge Virginia M. Kendall
Magistrate Judge Susan E. Cox

**CANZONERI ENTERPRISES, INC.; KAREN)
CANZONERI; UNKNOWN OWNERS, and NON-)
RECORD CLAIMANTS,**)

Defendants.)

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, CRE REO IL-Industrial, LLC, as assignee of CRE Venture 2011-1, LLC, as assignee of the Federal Deposit Insurance Corporation acting as receiver for Citizens Bank & Trust Co. of Chicago (the "**REO Company**"), and Defendants, Canzoneri Enterprises, Inc. and Karen Canzoneri (collectively, "**Canzoneri**"), have stipulated to entry of a consent judgment of foreclosure in this case against the real property identified below and improvements thereon (collectively, the "**Property**") under Section 15-1402 of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1402. This court being otherwise fully advised, finds and orders:

1. This court has jurisdiction over the Property and the parties to, and the subject matter of, this case.

2. Canzoneri has been personally served with a summons and complaint in this case. And Unknown Owners and Non-Record Claimants in, to, or against the Property (together with Canzoneri collectively, the "**Defendants**", and the Defendants together with the REO Company

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collectively the “parties”), have been served by substitute service by publication in the Chicago Daily Law Bulletin in compliance with the Illinois Mortgage Foreclosure Law.

3. All material allegations of the complaint are true and proved.

4. The Defendants have been duly and regularly made parties to this case in compliance with the Federal Rules of Civil Procedure and the Illinois Mortgage Foreclosure Law and have each submitted to, or not opposed, entry of this order, or have been found to be in default.

5. The Mortgage (defined in the Complaint) constitutes a valid lien upon the Property which is prior, paramount, and superior to the rights and interests of all Defendants in, to, or against the Property hereinafter described.

6. The Mortgage foreclosed under this order appears of record with the Cook County of Illinois Recorder’s office as Document Number 0812942074 (Mortgage), recorded on May 8, 2008, and the Property is more particularly described as follows:

LOT 29 IN NORTHBROOK-EDENS INDUSTRIAL PARK SUBDIVISION UNIT NUMBER 3, IN THE NORTHWEST 1/4 OF SECTION 5, AND THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOT 29 THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT, 113.44 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT), IN COOK COUNTY, ILLINOIS.

Commonly know as: **3501 Woodhead Drive, Northbrook, IL 60062**

Identification number: **04-05-102-020-0000**

7. Under 735 ILCS 5/15-1402(c), the REO Company has waived its right to a personal judgment for any deficiency and is barred from obtaining such a deficiency judgment against Canzoneri or any other person liable for the debt, or other obligations, secured by the Mortgage.

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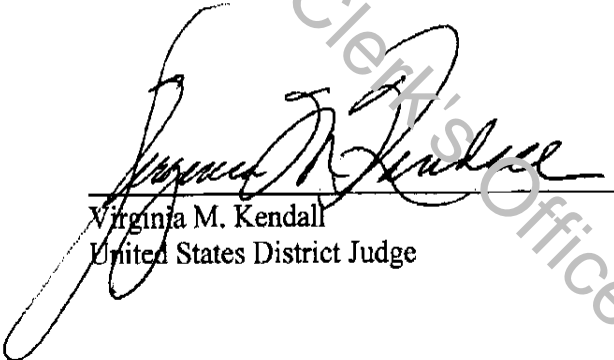
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8. The Property is *not* residential property as defined in Section 15-1219 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1219). It is commercial used for light industrial and warehouse uses.

9. The debt of Canzoneri Enterprises, Inc. and Karen Canzoneri under the Note (defined in the complaint) and Mortgage is satisfied and **absolute fee simple title to the Property is now vested in CRE 2011 REO IL-Industrial, LLC**, a Delaware limited liability company, free and clear of all claims, liens (except for all liens of the United States of America which cannot be foreclosed without judicial sale) and interests of Canzoneri, Unknown Owners, and Non-Record Claimants, including all rights of reinstatement and redemption.

10. If this court renders this judgment *before* April 26, 2012, this judgment will be stayed, and effectiveness of this judgment will be deferred, until 9:00 AM local time in Chicago, Illinois on April 26, 2012 (and at that time on that day the stay will lift and this judgment will become effective immediately).

Dated: 4-23-12



Virginia M. Kendall
United States District Judge