

UNOFFICIAL COPY

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

VOA Associates Inc.,

Plaintiff,

v.

Waterpark H2otels Prairie Stone, LLC d/b/a
Waterpark Hotels Prairie Stone, LLC; Citizens
First National Bank; Princeton National
Bancorp, Inc.; Design II, Ltd d/b/a Design II
Architects, Ltd.; Prairie Stone Property Owners
Association; Unknown Owners and Non-Record
Claimants,

Defendants.

Citizens First National Bank,

Plaintiff, Counter-Defendant,

v.

Waterpark H2otels Prairie Stone, LLC; Joseph
A. Buralli; Charles D. Cameron; Mallar R. Solai;
VOA Associates, Inc.; Design II Architects, Ltd.;
Unknown Tenants or Occupants; Unknown
Owners and Non-Record Claimants,

Defendants, Counter-Plaintiffs.

Case No. 08 CH 43636 (master)
Consol. with 09 CH 16525 and
09 CH 46735

Lot 4A5GIA Prairie Stone
Hoffman Estates, Illinois



Doc#: 1215944005 Fee: \$76.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/07/2012 10:01 AM Pg: 1 of 6

CONSENT JUDGMENT

THIS CAUSE COMING ON TO BE HEARD pursuant to a Stipulation of the parties hereto pursuant to the provisions of 735 ILCS 5/15 – 1402, due notice having been given to all parties not heretofore found to be in default, and the Court considering and reviewing said Stipulation and otherwise being fully advised in the premises,

THE COURT FINDS AS FOLLOWS:

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and 09 CH 46735 (consolidated)

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1. Plaintiff, Citizens First National Bank, has a duly perfected Mortgage recorded as Document No. 0721909013 recorded with the Cook County Recorder of Deeds on August 7, 2007 on the real property legally described as follows:

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: LOT 4A5G1A PRAIRIE STONE, HOFFMAN ESTATES, ILLINOIS

PIN NO: 01-31-401-002-0000

(hereinafter referred to as the "Property").

2. Defendant, Waterpark Hotels Prairie Stone, LLC ("Waterpark") is the fee simple owner of said real estate and granted and conveyed the aforesaid Mortgage to Plaintiff.

3. Each of the Parties, Plaintiff/Mortgagee, Citizens First National Bank, Defendant/Mortgagor, Waterpark and Guarantors, Mallar R. Solai ("Solai" and Charles D. Cameron ("Cameron") consent and agree to the entry of this Consent Judgment pursuant to the Stipulation filed in this matter.

4. This Court has jurisdiction of the subject matter on the grounds that the above-described real estate is located in Cook County, Illinois. The Court has personal jurisdiction over all Parties hereto on the grounds that all parties submitted to the jurisdiction of the Court and have been represented by counsel throughout this lawsuit.

5. Defendant/Mortgagor Waterpark is in default under Note and the Mortgage, as more fully described in Plaintiff's Complaint. As of June 30, 2009, the principal balance was \$7,600,000.00 and the accrued interest was \$39,485.61. Interest has continued to accrue since June 30, 2009 at a per diem rate of \$1,794.44.

6. The Mortgage secures the Note.

7. Defendant/Mortgagor, Waterpark and Guarantors, Solai and Cameron have effectively and properly waived in the Stipulation any and all right to redeem the Property, whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c)(i).

Consent Judgment

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8. Plaintiff has effectively and properly waived in the Stipulation any and all rights to a personal judgment for a deficiency against Defendant/Mortgagor Waterpark and Guarantors, Solai and Cameron and all other persons, if any, liable for the indebtedness under the Notes.

9. No party has filed an Objection to the entry of the Consent Judgment herein nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Each of the Findings, Paragraphs 1 through 9, are incorporated into and made a part of this Order.

2. Title to the Property, legally described in Paragraph 1 of the Findings, is absolutely vested in Plaintiff, Citizens First National Bank.

3. Any and all rights of subordinate and junior lien interests are terminated, including any and all rights to redeem or object to the entry of this Consent Judgment.

4. Plaintiff, its nominee, agents or assigns are hereby granted immediate possession of the Property.

AGREED:**CITIZENS FIRST NATIONAL BANK**

By: _____

Thomas Le
Senior Vice President, Special Assets

WATERPARK H2OTELS PRAIRIE STONE, L.L.C.

By: _____

Charles D. Cameron
One of its Managers

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8. Plaintiff has effectively and properly waived in the Stipulation any and all rights to a personal judgment for a deficiency against Defendant/Mortgagor Waterpark and Guarantors, Solai and Cameron and all other persons, if any, liable for the indebtedness under the Notes.

9. No party has filed an Objection to the entry of the Consent Judgment herein nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Each of the Findings, Paragraphs 1 through 9, are incorporated into and made a part of this Order.

2. Title to the Property, legally described in Paragraph 1 of the Findings, is absolutely vested in Plaintiff, Citizens First National Bank.

3. Any and all rights of subordinate and junior lien interests are terminated, including any and all rights to redeem or object to the entry of this Consent Judgment.

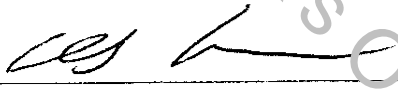
4. Plaintiff, its nominee, agents or assigns are hereby granted immediate possession of the Property.

AGREED:

CITIZENS FIRST NATIONAL BANK

By: _____
Thomas Le
Senior Vice President, Special Assets

WATERPARK H2OTELS PRAIRIE STONE, L.L.C.

By:  _____
Charles D. Cameron
One of its Managers

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SO ORDERED:

Date: _____



Judge

Assoc. Judge Lisa R. Curcio

JUN 07 2012

Circuit Court 1864


This Consent Judgment prepared by, and
after recording, return to:
O'Brien Law Offices, P.C.
Michael A. O'Brien
Leslie G. Bleirugs
124 A. South County Farm Road
Wheaton, Illinois 60187
Ph: (630) 871-9400
Atty. No. 35895

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

6-7-12
Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL.



Property of Cook County Clerk's Office