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Cook County Recorder of Deeds  
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Firm I.D. No. 39876

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

PARKWAY BANK AND TRUST )  
COMPANY, )

Plaintiff, )

v. )

HARTFORD COURT DEVELOPMENT, )  
INC.; )  
PIOTR WALEGA; )  
PAULA WALEGA, )  
UNKNOWN OWNERS AND NONRECORD )  
CLAIMANTS, )

Defendants. )

Case No. 12 CH 1273

Cal. 61

5306 N. Cumberland Ave.,  
Units 308-3 and 323-2  
Chicago, Illinois 60656

## JUDGMENT OF FORECLOSURE BY CONSENT

**UNOFFICIAL COPY****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION**

PARKWAY BANK AND TRUST COMPANY,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Case No. 12 CH 1273
	)	
HARTFORD COURT DEVELOPMENT, INC.;	)	Cal. 61
PIOTR WALEGA;	)	
PAULA WALEGA,	)	5306 N. Cumberland Ave.,
UNKNOWN OWNERS AND NONRECORD	)	Units 308-3 and 323-2
CLAIMANTS,	)	Chicago, Illinois 60656
	)	
Defendants.	)	

**JUDGMENT OF FORECLOSURE BY CONSENT**

THIS CAUSE HAVING BEEN HEARD by the Court upon the motion of Plaintiff, Parkway Bank and Trust Company (“Parkway Bank”), for entry of this Judgment of Foreclosure by Consent and upon the Stipulation for Consent Foreclosure, due notice having been given and the Court being fully advised in the premises, the Court finds that:

1. Plaintiff, Parkway Bank, filed its Verified Complaint in Chancery on Parkway Bank commenced this action by filing its Verified Complaint on January 12, 2012. The Verified Complaint is comprised of One Count. Count I is an action to foreclose a Mortgage dated July 10, 2008 and recorded with the Cook County Recorder of Deeds on July 24, 2008 as Document Number 0820640147 against the real property which is described in Exhibit A hereto (the “Property”).

2. All of the Defendants in this cause (collectively, the “Defendants”) have been duly and properly brought before this Court, either through service of Summons and Complaint, Publication, via appearance and / or via Waiver of Service of Process, all in the manner provided by law, or have executed the Stipulation for Consent Foreclosure, and this Court now has

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personal jurisdiction over all the parties to this cause and the subject matter hereof.

3. Hartford Court Development, Inc. was served with the Verified Complaint on June 12, 2012. Hartford Court Development, Inc. has executed a Stipulation for Consent Foreclosure.

4. The affidavit required to make Unknown Owners and Nonrecord Claimants parties to this action was duly filed and Unknown Owners and Nonrecord Claimants were subsequently served by publication in the Chicago Daily Law Bulletin during the weeks of January 19, 2012, January 26, 2012 and February 2, 2012.

7. In accordance with the Affidavit of Publication, Unknown Owners and Nonrecord Claimants were to have filed their appearances and answers to the Verified Complaint on or before February 21, 2012. To date, no appearance or verified answer has been filed by any Unknown Owners or Nonrecord Claimants.

8. Parkway Bank and Hartford Court Development, Inc. executed Stipulations agreeing to the entry by this Court of this Judgment of Foreclosure by Consent, pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1402, satisfying the indebtedness evidenced by the Mortgage Loan being foreclosed through Count I, such documents being attached to the Verified Complaint, by vesting absolute title to the Property in Parkway Bank's assignee / designee, PB AND J XXV, LLC, free and clear of all rights, title, interests, claims or liens, if any, of any other person or entity who is or may be liable for the indebtedness evidenced by the Notes, or obligations secured by the Mortgage.

9. In accordance with 735 ILCS 5/15-1402(c), Parkway Bank waives any right to a personal judgment for deficiency against defendants, or any other person or entity who is or may be liable for the indebtedness evidenced by the Note or obligations secured by the Mortgage.

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10. The Mortgage appears on file in the office of the Recorder of Deeds, Cook County, Illinois as Document Number 0820640147. The Property at issue in Count I is legally described in Exhibit A attached hereto and hereby incorporated by reference.

10. The rights, title, interests, claims or liens, if any, in the Property of Hartford Court Development, Inc. and Unknown Owners and Nonrecord Claimants are inferior to the lien of Parkway Bank's Mortgages and are terminated by this Judgment.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED and judgment is hereby entered as follows:

(a) Absolute title to the Property as defined above and which is legally described in Exhibit A attached hereto is hereby vested in Parkway Bank and Trust Company's assignee / designee, PB AND J XXV, LLC, free and clear of all rights, title, interests, claims or liens, if any, of Hartford Court Development, Inc., and Unknown Owners and Nonrecord Claimants;

(b) The indebtedness evidenced by the Note and secured by the Mortgage is deemed satisfied;

(c) Parkway Bank and Trust Company is barred from obtaining a deficiency judgment against Hartford Court Development, Inc. or any person or entity who is or may be liable for the indebtedness evidenced by the Notes or other obligations secured by the Mortgage;

(d) All rights of reinstatement and redemption are barred;

(e) Hartford Court Development, Inc. waives all rights to modify, vacate, set aside or appeal this Judgment; and

(f) Hartford Court Development, Inc.'s and Unknown Owners' and Nonrecord Claimants' rights, title, interests, claims or liens, if any, in the Property, are inferior to the lien of Parkway Bank and Trust Company's Mortgage and are terminated by this Judgment of

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Foreclosure by Consent.

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

\_\_\_\_\_

Judge

Prepared by:

Jason R. Sleezer (6285180)

Scott & Kraus, LLC

Attorneys for Plaintiff

150 South Wacker Drive

Suite 2900

Chicago, Illinois 60606

(312) 327-1050 (telephone)

(312) 327-1051 (facsimile)

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**ENTERED**  
Assoc. Judge Matilda William Delort-1950  
AUG 16 2012  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

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

*Dorothy Brown* 11-26-12

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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## EXHIBIT A

### Legal Description:

#### PARCEL 1

UNITS NUMBERS 308-3 AND 323-2 IN THE CATHERINE COURTS CONDOMINIUM, AS DELINATED AND DESCRIBED IN A PLAT OF SURVEY OF PARTS OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 6, 2005 AS DOCUMENT NUMBER 0524932677, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2005 AS DOCUMENT NUMBER 0534810040, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621432095, CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626827022, SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322080, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322081, SUPPLEMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 0712315045 AND RE-RECORDED JUNE 6, 2007 AS DOCUMENT NUMBER 0715715117, SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 18, 2008 AS DOCUMENT NUMBER 0810931080 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-323 & P-466, LIMITED COMMON ELEMENTS, AS DELINATED AND DESCRIBED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

### Commonly known as:

5306 N. CUMBERLAND AVE., UNIT #308-3  
PARKING SPACE #323-2  
CHICAGO, ILLINOIS 60656

5358 N. CUMBERLAND AVE., UNIT #323-2  
PARKING SPACE #466  
CHICAGO, ILLINOIS 60656

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