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Doc#: 1305831031 Fee: \$72.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/27/2013 12:37 PM Pg: 1 of 5

Prepared by:

Andrew H. Eres

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Stahl Cowen Crowley Addis LLC

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(For Recorder Use Only)

POOR COC Recording Cover Page Consent Judgment of Foreclosure Urban Partnership Bank v. 7922 S. Esser, LLC, et al., Case No. 11 CH 33904 The Clarks Office

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

Urban Partnership Bank,)	
Plaintiff,)	
)	
v.)	No. 11 CH 33904
TOOD G. D I G. M. L I Gardele Chelene Statele)	7922 South Essex
7922 S. Essex, LLC, Michael Strick, Sholom Strick,)	•
Unknown Owners, Unknown Tenants, and)	Chicago, Illinois
Non-Record C'ai nants,)	
70_)	
Defendants.)	

CONSENT JUDGMENT OF FORECLOSURE

This cause being heard on the Complaint filed herein and on the motion of the Plaintiff, Urban Partnership Bank, pursuant to 735 ILCS 5/15-1402, IT APPEARING TO THIS COURT THAT due notice has been served; that the Defendants herein were duly served by summons and by publication or have otherwise submitted to the jurisdiction of this Court, and this Court being otherwise fully advised, FINDS:

- 1. It has jurisdiction over the parties to and the subject matter of this suit.
- 2. All material allegations of the complaint herein are true and proved.
- 3. The Mortgages alleged in the Complaint constitute valid liens condithe real estate which is prior, paramount and superior to the rights and interests of Defendants, 7922 S. Essex, LLC, Michael Strick, Sholom Strick, Unknown Owners, Unknown Tenants, and Non-Record Claimants, in and to the property hereinafter described (the aforesaid defendants are hereafter sometimes referred to as the "Parties").
 - 4. The Mortgages described in the Complaint and hereby foreclosed appear of

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record in the Document No. 0605239002 (the "Senior Mortgage") and also the Mortgage recorded as Document No. 0613048053 (the "Junior Mortgage") and the property herein referred to is described as follows:

See attached legal description and common address attached hereto as Exhibit A.

P.I.N.: 21-31-101-008-0000.

Commonly Known As: 7922 South Essex, Chicago, Illinois (the "Property")

- 5. Pursuant to 735 ILCS 5/15-1402(c), Plaintiff has waived its right to a personal judgment for any deficiency and is barred from obtaining such a deficiency judgment against the Borrowers or any other persor liable for the Indebtedness or other obligations (the "Indebtedness") secured by the Senior lacrtgage and Junior Mortgage described herein.
 - 6. The right of redemption has been waived.
- 7. Urban Partnership Bank has designated that title to the Property shall be held by **Jeff BV Commercial, LLC**, an Illinois limited liability company.

IT IS THEREFORE ORDERED THAT:

- 8. The mortgage indebtedness of the Borrowers to Plaintinf which is the subject of this action is hereby satisfied.
- 9. Absolute title to the Property described above is hereby vested in Jeff DV Commercial, LLC, an Illinois limited liability company, free and clear of all claims, liens and interests of Defendants, 7922 S. Essex, LLC, Michael Strick, Sholom Strick, Unknown Owners, Unknown Tenants, and Non-Record Claimants including all rights of reinstatement and redemption.

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- Plaintiff is entitled to immediate possession of 7922 South Essex, Chicago, 10. Illinois as against 7922 S. Essex, LLC, Michael Strick, Sholom Strick, Unknown Owners, Unknown Tenants, and Non-Record Claimants and is entitled to collect rents from any tenants of the Property.
 - Pursuant to Supreme Court Rule 304(a) this is a final and appealable order.

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Columb Clark's Office prepared by and return to: Andrew H. Eres Stahl Cowen Crowley Addis, LLC 55 West Monroe St., Suite 1200 Chicago, Illinois 60603 (312) 641-0060 Firm ID 38642

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LEGAL DESCRIPTION

LOT 32 (EXCEPT THE SOUTH 20 FEET THEREOF), ALL OF LOT 33 AND LOT 34 (EXCEPT THE NORTH 15 FEET) IN BLOCK 3 IN 79TH STREET ADDITION TO CHELTENHAM BEACH SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF RIGHT OF WAY OF BALTIMORE AND OHIO RAILWAY, IN COOK COUNTY, ILLINOIS.

P.I.N. 21-31-101-008-0000.

7922 S. Essex, Cincago, Illinois 60617.

