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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2013 08:45 AM Pg: 1 of 5

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RECORDING COVER SHEET

NOTICE OF COURT ORDER REFORMING MORTGAGE

This notice is being recorded to provide notice to all parties that a court order was entered in case 12 CH 16338 *Bayview Loan Servicing v. Simmons, Darryl, et al.*, an order was entered reforming the legal description of the mortgage recorded August 9, 2007 as document 0722140012. A copy of the order is attached hereto.

Plaintiff,

By: 

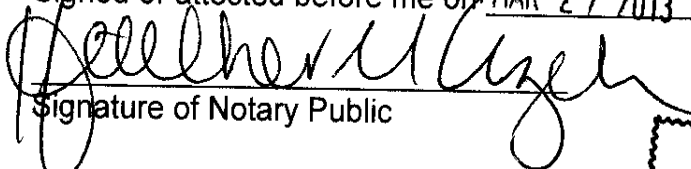
One of its Attorneys

Joel A. Knosher

Dated: MAR 27 2013

State of Illinois
County of Lake

Signed or attested before me on MAR 27 2013 by _____


Signature of Notary Public



Prepared by and return to:
This instrument was prepared by/return to:
FISHER AND SHAPIRO, LLC
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717

10-049007

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10-049007

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

BAYVIEW LOAN SERVICING
PLAINTIFF,

-vs-

DARRYL SIMMONS; DREXEL AVENUE
AND SQUARE CONDOMINIUM
ASSOCIATION; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS; UNKNOWN
OCCUPANTS
DEFENDANTS

NO. 12 CH 16338

PROPERTY ADDRESS:
5130 SOUTH DREXEL AVENUE
UNIT 3
CHICAGO, IL 60615

ORDER OF REFORMATION

THIS CAUSE coming before the Court upon Plaintiff's Motion for Judgment on the portion of its Complaint seeking the reformation of a mortgage, due notice having been given, and the Court being fully advised in the premises;

THE COURT FINDS:

1. On or about July 31, 2007, Darryl Simmons executed a mortgage granting a security interest in the Mortgaged Premises to Plaintiff or Plaintiff's predecessor herein.
2. The legal description on the Subject Mortgage contains errors and is stated on the mortgage, with said errors, as follows:

See attached Exhibit A

3. That the Subject Mortgage correctly purports to affect the property with a common street address of 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615, bearing a permanent index number of 20-11-300-032-1009. The accurate legal description is:

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UNIT 3-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DREXEL AVENUE AND SQUARE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19688184, AND AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615, bearing permanent index No. 20-11-300-032-1009 and that the legal description on the mortgage be accurate.
5. The error/omission appearing in the mortgage legal description was inadvertent and without the knowledge of either of the parties to the mortgage.
6. Notwithstanding this inadvertent omission, the mortgage still contains sufficient information necessary to identify the property commonly known as 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615.
7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615.

IT IS THEREFORE ORDERED:

- A) That the Mortgage dated July 31, 2007 and recorded August 9, 2007 as document number 0722140012, is and remains a valid lien against the property commonly known as 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615.
- B) That the Mortgage dated July 31, 2007 and recorded August 9, 2007 as document number 0722140012, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

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UNIT 3-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DREXEL AVENUE AND SQUARE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19688184, AND AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C) That the plaintiff is authorized to record this order to reflect the correct legal description for the property commonly known as 5130 South Drexel Avenue, Unit 3, Chicago, IL 60615, bearing a permanent index number of 20-11-300-032-1009; and

D) That the Court finds no just reason to delay either enforcement or appeal of this order pursuant to Ill. Supreme Court Rule 304(a).

Dated: _____

Entered: _____ Judge JAN 31 2013

JUDGE DARRYL B. S.

CIRCUIT COURT 1823

Benjamin N. Burstein
Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717 Ext. 4178
Attorney No: 42168

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COMMITMENT
Schedule B - Exceptions Cont.
File Number: TM241056
Assoc. File No: 526802

STEWART TITLE

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit 3-C together with its undivided percentage interest in the common elements in Drexel Avenue Square Condominium, as delineated and defined in the Declaration recorded as document number 19688184, and as amended from time to time, in the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 1, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

20-11-300-032-1009

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EXHIBIT A

STEWART TITLE GUARANTY
COMPANY