



1310729066

CERTIFIED COPY OF ORDER

Doc#: 1310729066 Fee: \$48.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/17/2013 04:26 PM Pg: 1 of 6

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

CITIMORTGAGE, INC.,)
SUCCESSOR BY)
MERGER TO ABN AMRO)
MORTGAGE GROUP, INC.)

Plaintiff)

v.) No. 11 CH 8206

SARGON SARKIS, *et al.*,)

Defendants.)

(Above Space for Recorder's Use Only)

Attached hereto is a certified copy of an order that was entered in the above captioned case on March 20, 2013.

The order relates to the property commonly known as 6607 N. Seeley Avenue, Unit 1, Chicago, Illinois, and legally described as follows:

UNIT 1-N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6605-6607 N. SEELEY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 00147324, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 11-31-302-092-1003

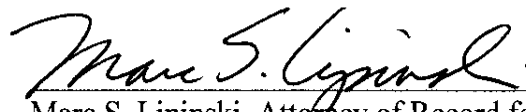
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The order also relates to the property commonly known as 6605-07 N. Seeley Avenue, Chicago, Illinois, and legally described as follows:

LOT TWENTY (20) (EXCEPT THE SOUTH 51.50 FEET THEREOF) AND THE SOUTH 31 FEET OF LOT TWENTY ONE (21) IN ROBEY-EDGEWATER GOLF CLUB ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF PART OF THE EAST 490 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH-WEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 6605-6607 NORTH SEELEY AVENUE, CHICAGO, ILLINOIS.

Permanent Index Number (previous): 11-31-302-061

Permanent Index Numbers (current): 11-31-302-092-1001, 11-31-302-092-1002, 11-31-302-092-1003 and 11-31-302-092-1004



Marc S. Lipinski, Attorney of Record for CitiMortgage, Inc.

This instrument was prepared by and, after recording, should be mailed to: Marc S. Lipinski; Donnelly, Lipinski & Harris, LLC; 29 S. LaSalle Street, Suite 1210; Chicago, Illinois 60603.

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

CITIMORTGAGE, INC., SUCCESSOR)
 BY MERGER TO ABN AMRO)
 MORTGAGE GROUP, INC.,)

Plaintiff,)

v.)

No. 11 CH 8206

SARGON SARKIS, *et al.*,)

Defendants.)

ORDER

On the motion of plaintiff CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc. ("CitiMortgage") for the entry of an order of default on Counts II and III of the complaint as amended, against defendants Sargon Sarkis, Bank of America, N.A., Successor by Merger to LaSalle Bank, N.A., 6605-07 N. Seeley Avenue Condominium Association, Capital One Bank (USA), N.A., f/k/a Capital One Bank, Bank of America, Successor by Merger to LaSalle National Trust, N.A., as Trustee under Trust Agreement dated September 27, 1952 and known as Trust No. 14757, Surjit Toor, Kam Chuen Law, Elissa Jones, Charter One Bank, N.A., Unknown Owners and Non-Record Claimants (collectively, "Defendants"), and for the entry of a summary judgment in favor of CitiMortgage and against Defendants on Counts II and III of the complaint, as amended, due Notice having been given and the Court having been fully advised in the Premises,

IT IS HEREBY ORDERED that:

1. The motion is granted.
2. An order of default is entered against defendants Sargon Sarkis, Bank of America, N.A., Successor by Merger to LaSalle Bank, N.A., 6605-07 N. Seeley Avenue Condominium Association, Capital One Bank (USA), N.A., f/k/a Capital One Bank, Unknown Owners and Nonrecord Claimants, joined as defendants in Count II of the complaint, as amended.
3. An order of default is entered against defendants Sargon Sarkis, Bank of America, N.A., Successor by Merger to LaSalle Bank, N.A., 6605-07 N. Seeley Avenue Condominium Association, Capital One Bank (USA), N.A., f/k/a Capital One Bank, Bank of America, Successor by Merger to LaSalle National Trust, N.A., as Trustee under Trust Agreement dated September 27, 1952 and known as Trust No. 14757, Surjit Toor, Kam Chuen Law, Elissa Jones, Charter One Bank, N.A., Unknown Owners and Nonrecord Claimants, joined as defendants in Count III of the complaint, as amended.

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4. The legal description for the mortgage (the "Mortgage") against the property commonly known as 6607 N. Seeley Avenue, Unit 1, Chicago, Illinois by Sargon Sarkis, as mortgagor, to Westwind Mortgage Bancorp, Inc., as mortgagee, dated September 18, 2002 and recorded on September 30, 2002 as Document No. 0021071253 with the Recorder of Deeds of Cook County, Illinois, is reformed to read as follows:

UNIT 1-N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6605-6607 N. SEELEY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 00147324, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The street address and permanent index number for this property are as follows:

Street Address: 6607 N. Seeley Avenue, Unit 1, Chicago, Illinois

Permanent Index Number: 11-31-302-092-1003.

5. The Declaration (the "Declaration") of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for the 6605-6607 N. Seeley Condominium Association recorded on February 29, 2000 as Document No. 00147324 is reformed so that:

- a. The references to units at 6605 N. Seeley as "UNIT 1 North" and "UNIT 2 North" in Exhibits C and E to the Declaration, and as "UNIT 1 N" and "UNIT 2N" in Exhibit D to the Declaration, are reformed to read "UNIT 1S" and "UNIT 2S"; and
- b. The references to units at 6607 N. Seeley as "UNIT 1 South" and "UNIT 2 South" in Exhibits C and E to the Declaration, and as "UNIT 1S" and "UNIT 2S" in Exhibit D to the Declaration, are reformed to read "UNIT 1N" and "UNIT 2N".

The Court notes that Exhibits C, D and E to the Declaration refer to "6607 South Seeley" and that these references were changed, under the First Amendment to Declaration (as that term is defined below), to read "6607 N. Seeley".

6. The First Amendment to Declaration ("First Amendment to Declaration") of Condominium for 6605-6607 N. Seeley Condominium Association recorded on July 24, 2000 as Document No. 00554242 is reformed so that:

- a. The references to units at 6605 N. Seeley as "UNIT 1 North" and "UNIT 2 North" in Exhibits C, D and E to the First Amendment to Declaration should be reformed to read "UNIT 1S" and "UNIT 2S"; and

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b. The references to the units at 6607 N. Seeley as "UNIT 1 South" and "UNIT 2 South" in Exhibits C, D and E to the First Amendment to Declaration should be reformed to read "UNIT 1N" and "UNIT 2N".

7. The legal description for the property which is subject to the Declaration and the First Amendment to Declaration is as follows:

LOT TWENTY (20) (EXCEPT THE SOUTH 51.50 FEET THEREOF) AND THE SOUTH 31 FEET OF LOT TWENTY ONE (21) IN ROBEY-EDGEWATER GOLF CLUB ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF PART OF THE EAST 490 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH-WEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 6605-6607 NORTH SEELEY AVENUE, CHICAGO, ILLINOIS.

Street Address: 6605-07 N. Seeley Avenue, Chicago, Illinois

Permanent Index Number (previous): 11-31-302-061.

Permanent Index Numbers (current): 11-31-302-092-1001, 11-31-302-092-1002, 11-31-302-092-1003 and 11-31-302-092-1004.

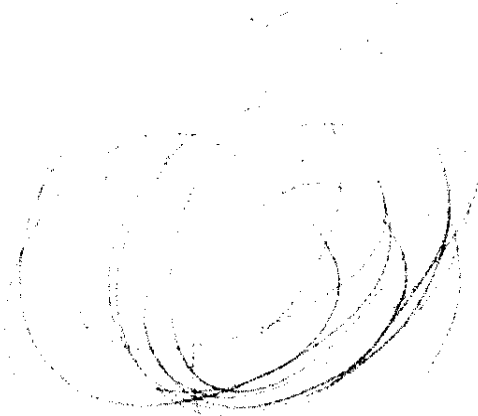
8. THE COURT FINDS that is no just reason to delay enforcement of, or appeal from, this order.

Date: 3/20, 2013
ENTER: _____
Judge Judge's No.

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(630) 794-5300
Firm Id. 21762

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

Date 4/16/13

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