



Doc#: 1320410092 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2013 03:59 PM Pg: 1 of 5

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

SP MAPLEWOOD LOAN, LLC,)
successor in interest to COLFIN BULLS)
FUNDING A, LLC, successor in interest)
to MB FINANCIAL BANK, N.A.,)

Plaintiff,)

v.)

MAPLEWOOD MANOR, LLC; ANTULIO)
CRUZ, JR; ROBERT E. HEUER;)
THOMAS HERRERA; TAYLOR)
HEATING AND COOLING; UNKNOWN)
OWNERS and NON-RECORD)
CLAIMANTS,)

Defendants.)

Case No. 12 CH 05218

Calendar 64

Property Address:
1711 N. Maplewood Avenue
Chicago, IL 60647

DONE AT CUSTOMER'S REQUEST

JUDGMENT OF CONSENT FORECLOSURE

This cause coming on to be heard on the Motion of Plaintiff, SP Maplewood Loan, LLC successor in interest to Colfin Bulls Funding A, LLC (the "Lender"), for Entry of Judgment of Consent Foreclosure; due notice having been given; that Defendants, Maplewood Manor, LLC, Antulio Cruz, Jr., Unknown Owners and Non-Record Claimants, were duly served by summons or by publication or have otherwise submitted to the jurisdiction of this Court; that a Stipulation

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for Consent Foreclosure has been filed by and between Plaintiff, SP Maplewood Loan, LLC and Defendants Maplewood Manor, LLC and Antulio Cruz, Jr., and the Court being otherwise fully advised in the premises;

THE COURT FINDS AND IT IS HEREBY ORDERED THAT:

1. The Court has jurisdiction over all the parties hereto and the subject matter hereof.
2. All material allegations of the pending Verified Complaint to Foreclose Mortgage (“Complaint”) are deemed true and proven.
3. By virtue of the Promissory Note dated September 28, 2006 in the original principal sum of \$1,165,800.00 made by Robert C. Heuer and Antulio Cruz, Jr. and the Mortgage dated September 28, 2006 and recorded with the Cook County, Illinois Recorder of Deeds on October 10, 2006 as Document Number 0628305158 made by Maplewood Manor, LLC granted by the borrowers in favor of the Lender (the “Mortgage”), Defendant Antulio Cruz, Jr. is justly indebted to the Lender in the amount of \$1,165,800.00.
4. As a result, the Lender possesses a valid and subsisting lien on the subject real estate identified as 1711 N. Maplewood Avenue, Chicago, IL (the “Property”), which is legally described as:

UNIT NUMBER(S) 1F, 2F, 1R AND 2R IN MAPLEWOOD MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 68 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT “F” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710022115; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. NO(S): 13-36-422-047-1001
 13-36-422-047-1002
 13-36-422-047-1004

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13-36-422-047-1005

COMMON ADDRESS: 1711 N. Maplewood Avenue, Chicago, IL 60647

5. Defendant Robert Heuer was served with summons and complaint and dismissed from this case on April 18, 2012. Robert Heuer filed for Chapter 7 bankruptcy protection, which was discharged on November 12, 2009, and is therefore not liable for the mortgage indebtedness and not a necessary party to this consent foreclosure.

6. No objections have been filed by any of the Defendants Maplewood Manor, LLC, Antulio Cruz, Jr., Unknown Owners and Non-Record Claimants (collectively, the "Defendants"). Pursuant to 735 ILCS 5/15-1402(b)(2), the Defendants have not shown good cause and have not agreed to pay the amount required to redeem in accordance with 735 ILCS 5/15-1603(d).

7. The Mortgage constitutes a valid lien upon real estate which is prior, paramount, and superior to the rights and interests of all defendants to this action in and to the Property described above. The rights and interests of all Defendants to this action, including the rights and interests of all unknown owners and non-record claimants, are subject, subordinate, and inferior to the rights of the Lender and are hereby terminated.

8. Absolute title to the Property is hereby vested in SP Maplewood, LLC free and clear of all claims, liens, and interests, including all rights of reinstatement and redemption, and free and clear of all rights of all other defendants made parties to this action whose interests are subordinate to that of the Lender.



9. Upon entry of this Judgment of Consent Foreclosure, the Lender shall be deemed to have waived any and all rights to a personal judgment for deficiency against Maplewood Manor, LLC and Antulio Cruz, Jr. and against all other persons or entities liable for the

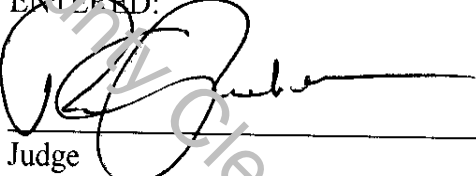
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indebtedness or other obligations secured by the Mortgage, to the extent they may exist, and is hereby barred from attempting to recover any such deficiency.

10. SP Maplewood, LLC is entitled to immediate possession of the Property and shall be let into possession of the Property and that any of the parties hereto who shall be in possession of the Property, or any portion thereof, *including any named defendant herein* ~~or any person who may have come into possession of the~~ Property ~~under them, or any of them, since the commencement of this suit,~~ shall surrender possession of the Property to SP Maplewood, LLC, its representative or assigns, ~~and~~ *In* default of so doing, the Sheriff of Cook County, Illinois is hereby directed to evict and remove ~~said~~ *Antulio Cruz, Jr., Robert E. Kull and Thomas Herrera* occupants from the Property and to place SP Maplewood, LLC or its assigns in full and complete possession of the Property without further order of Court. *No occupants other than the individuals named above may be evicted without further order of this Court or of an eviction court.*

11. The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto for the purpose of enforcing this judgment.

REAL ESTATE TRANSFER		07/23/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
13-36-422-047-1001 20130701606040 J07WQ8		


ENTERED:


Judge

Dated: 7-22-13

Judgment prepared by:
Eric S. Rein, Esq.
Megan M. Mathias, Esq.
Horwood Marcus & Berk, Chartered
500 W. Madison, Suite 3700
Chicago, IL 60661
Phone: (312) 606-3200
Firm ID 34957
Attorney for Plaintiff

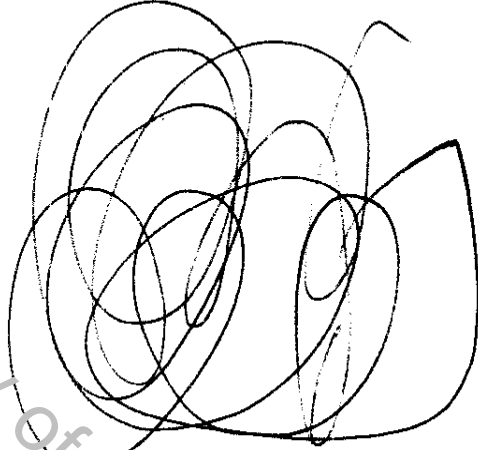
ENTERED
Judge Robert Genechalle - 1915
JUL 23 2013
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

REAL ESTATE TRANSFER		07/23/2013
	CHICAGO:	\$3,000.00
	CTA:	\$1,200.00
	TOTAL:	\$4,200.00
13-36-422-047-1001 20130701606040 SVL2H8		

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EXHIBIT A

(ATTACH TRANSFER TAX DECLARATION)



Property of Cook County Clerk's Office