

File No. 150088/RJ1
3308 - Release of Judgment
4957 - Motion to Vacate Judgment
8011 - Dismissal (Trial)
(Rev.5/3/95)CCG-8A

534098 110
860955

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT, FIRST DISTRICT

RONALD SALTZ & ASSOCIATES, P.C.

plaintiff,

v.

No. 11 M1 144728

6770 N. CLARK, LLC, et al.,
defendant(s).

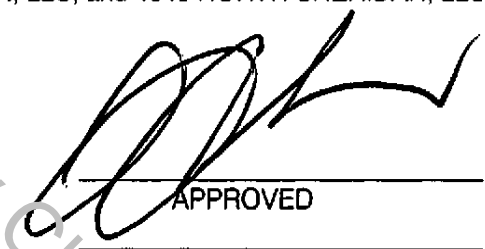
RELEASE (SATISFACTION) OF JUDGMENT

RONALD SALTZ & ASSOCIATES, P.C., the judgment creditor, by and through judgment creditor's attorney, STEVEN D. GERTLER, having received full satisfaction and payment, releases the judgment entered on January 3, 2012, in the amount of \$67,676.76 plus costs and against defendants 6770 N. CLARK, LLC, SKYLINE HOLDINGS GROUP, LLC, GREEN DOLPHIN, INC., BORDERLINE CAFE, ASTOR HOUSE, LLC, LAWRENCE HOUSE, LLC, FIRST S & H MANAGEMENT, LLC, 6801 NORTH CLARK, LLC, 4525 NORTH SHERIDAN, LLC, and 4645 NORTH SHERIDAN, LLC.

Dated: October 31, 2012

NOTICE

If a Memorandum of Judgment has been recorded in this case, certified copy of this release shall be filed by the person receiving the Recorder of Deeds the Recorder of Deeds in which the judgment has been recorded.



APPROVED

Attorney of Record

ORDER

This matter coming on to be heard on the Court's own motion; the Court having been presented with a signed Release or Satisfaction in full of a judgment previously entered by the Court in the above entitled matter; the Court having jurisdiction in the above entitled matter:

IT IS HEREBY ORDERED that in accordance with 735 ILCS 5/12-183 that the judgment heretofore entered by the Court in the above entitled matter is hereby vacated and held for naught.

IT IS HEREBY FURTHER ORDERED that the above entitled matter be and the same is hereby dismissed.

Date _____ ENTER _____ ()
JUDGE No.

STEVEN D. GERTLER & ASSOC., LTD.

Attorney for Plaintiff
415 N. LaSalle Drive
Suite 402
Chicago, IL 60654
312/781-6868

For the protection of the owner, this release shall also be filed with Recorder of Deeds or the Registrar of Titles in whose office the lien was filed.



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5008

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT, FIRST DISTRICT

RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 MI 144727
)	
SKYLINE HOLDINGS GROUP, LLC,)	
)	
Defendant.)	
)	
RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 MI 146653
)	
GREEN DOLPHIN, INC.)	
)	
Defendant.)	
)	
RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 MI 144854
)	
BORDERLINE CAFÉ, INC.,)	
)	
Defendant.)	
)	
RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 MI 147630
)	
ASTOR HOUSE, LLC,)	
)	
Defendant.)	
)	
RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 MI 147626

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LAWRENCE HOUSE, LLC,

Defendant.

RONALD SALTZ & ASSOCIATES, P.C.,

Plaintiff,

No. 11 MI 147629

FIRST S G I MANAGEMENT, LLC,

Defendant.

RONALD SALTZ & ASSOCIATES, P.C.,

Plaintiff,

v.

No. 11 MI 147034

5801 NORTH CLARK, LLC,

Defendant.

RONALD SALTZ & ASSOCIATES, P.C.,

Plaintiff,

v.

No. 11 MI 144853

4526 NORTH SHERIDAN, LLC

Defendant.

RONALD SALTZ & ASSOCIATES, P.C.,

Plaintiff,

v.

No. 11 MI 147033

4645 NORTH SHERIDAN, LLC,

Defendant.

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RONALD SALTZ & ASSOCIATES, P.C.,)	
)	
Plaintiff,)	
)	
v.)	No. 11 M1 144728
)	
6770 N. CLARK, LLC,)	
)	
Defendant.)	

PAYMENT AGREEMENT - CASE CONSOLIDATION AND JUDGMENT STIPULATION
PERSONAL GUARANTY - ORDER OF COURT

IT IS HEREBY stipulated and agreed by and between the plaintiff and all the defendants, as follows:

1. That as of the date of the execution hereof, there is presently due and owing by all of the defendants in the above captioned cases to the plaintiff a debt in the sum of \$72,010.13, which sum includes interest upon existing judgments, and court costs to date, as more fully set forth in Exhibit 1, attached hereto and incorporated herein.

2. That defendant agrees to pay said sums upon, which includes judgments already existing and to be entered in accordance with this agreement, together with interest and court costs, and plaintiff agrees to accept payment of said sums, with an initial payment of \$6,000.00, the receipt of which is hereby acknowledged, leaving a balance due of \$67,676.76, which balance shall be paid in monthly installments of \$5,500.00 each, beginning on February 1, 2012 and continuing on the first (1st) day of each and every month thereafter, until the full amount of the above said debt, interest and Court costs are paid in full.

3. That as further mutual consideration for this agreement, the parties agree that the plaintiff shall release certain pending bank citation proceedings, that all of the defendants waive service of summons and consent to the jurisdiction of the court, and that the execution of this agreement

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constitutes the defendant's general appearance in all of the referenced cases shown in Exhibit 1, that all of the defendants agree to the entry of a combined judgment for the plaintiff and against each of the defendant's jointly and severally for the amounts shown in Exhibit 1, that plaintiff will refrain from enforcing said judgment so long as defendants continue to make installments payments as provided herein, and that said judgment shall bear statutory interest at the rate of 9% per annum.

4. That all payments shall be made at the Law Office of Steven D. Gertler, 415 N. LaSalle Drive, Suite 402, Chicago, Illinois 60654.

5. That plaintiff and defendants agree that all of the cases referenced in Exhibit 1 shall be consolidated with the court for the purposes of entering a consolidated judgment as set forth above and herein.

6. That the timeliness of the defendant's payments is of the essence. However, the Defendant shall have five (5) days from the due date of the defendant's payment to cure any default. After this five (5) day period, if the defendant fails to make payment, then the plaintiff shall be entitled enforce and execute upon the judgment.

7. That the amount of the defendant's monthly payments, as set forth above, is a minimum payment amount which must be paid each and every month. If in any month the defendant pays more than the minimum monthly payment, the amount paid in excess of the minimum amount due, shall not be considered as a pre-payment of subsequent minimum monthly payments due hereunder.

8. That execution of this agreement constitutes the defendant's general appearance in this cause.

9. That as further consideration for this agreement, the undersigned entities and individuals, personally, jointly and individually, unconditionally and irrevocably guarantee payment and collection of all moneys due to be paid

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accordance with this agreement and court order. In the event of default by any of the guarantors herein, plaintiff shall be entitled to recover reasonable attorneys fees and costs of collection from said guarantors.

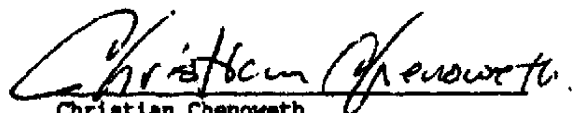
DATED: December 30, 2011.

Approved:



Steven B. Gertler
Attorney for plaintiff

Approved:



Christian Chenoweth
Attorney and agent for all defendants



1958 West North Ave., LLC

By Member.

Witness:



Witness: Christian Chenoweth



2200 N. Ashland Ave, LLC

By Member.



Witness: Christian Chenoweth



Fullump Menetti 2007 Irrevocable Trust

By _____

Witness:



Witness: Christian Chenoweth



Teffk Menetti Irrevocable Trust

By Member.



Witness: Christian Chenoweth

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Burim Menetti 2007 Irrevocable Trust

By Burim Menetti Witness: Cristian Menetti

Sam Menetti Witness: Cristian Menetti
Sam Menetti

Hodo Menetti Witness: Cristian Menetti
Hodo Menetti

Pullump Menetti Witness: Cristian Menetti
Pullump Menetti

Tefik Menetti Witness: Cristian Menetti
Tefik Menetti

Burim Menetti Witness: Cristian Menetti
Burim Menetti

AGREED ORDER OF CONSOLIDATION AND JUDGMENT

It is hereby order by agreement of all the parties herein, that all the above referenced cases be and are consolidated into the case of Ronald Saltz & Associates, P.C., v. Skyline Holdings Group, LLC, case number 11 M1 144727.

It is hereby ordered that the judgments entered in cause numbers 11 M1 144728 (9/10/11), 11 M1 147033 (10/24/11), and 11 M1 147630 (8/29/11) be and are vacated, and all supplemental proceedings filed therein are hereby quashed. The third-party citation respondents shall immediately release all funds being held.

It is hereby further ordered that judgment be and is hereby entered in this consolidated case, for the plaintiff, Ronald Saltz & Associates, P.C., and

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consolidated case, for the plaintiff, Ronald Saltz & Associates, P.C., and jointly and severally against all of the defendants, Skyline Holdings Group, LLC, 6770 N. Clark, LLC, 7645 North Sheridan LLC, 4526 North Sheridan, LLC, 6801 North Clark, LLC, Astor House, LLC, First S & H Management, LLC, Lawrence House, LLC, Borderline Café, Inc., and Green Dolphin, Inc., in the sum of \$67,676.76, plus costs of suit of \$4,333.37 as of this date, and such further costs that may be incurred in the future, plus statutory interest of 9% per annum.

_____, 20____
ENTER:

Judge Judge's No.

STEVEN D. GERTLER
Attorney for Plaintiff
415 N. LaSalle Drive, Suite 402
Chicago, IL 60654
(312) 781-6868
ARDC NO. 3128691

Judge Eileen O'Mall Burke
JAN 09 2012
Circuit Court-1996

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File Number	Assignment Date	Parcel ID	Owner	Assessed Value	Special Assessments	Current Value	Market Value
50088	8/16/2011	11 M1 144728	6770 N. Clark, LLC	\$8,250.00	\$140.24	\$832.79	\$7,006.03
50089	10/24/2011	11 M1 147033	7848 North Sheridan, LLC	\$8,250.00	\$88.30	\$832.79	\$8,988.09
50090		11 M1 144853	4526 North Sheridan, LLC	\$8,250.00	\$0.00	\$416.00	\$8,665.00
50091		11 M1 147034	8801 North Clark, LLC	\$8,250.00	\$0.00	\$384.00	\$8,634.00
50092	8/29/2011	11 M1 147830	Ashor House, LLC	\$7,250.00	\$1,787.22	\$817.79	\$8,068.01
50093		11 M1 147828	First S & H Management, LLC	\$9,000.00	\$0.00	\$358.00	\$8,642.00
50094		11 M1 147828	Lawrence House, LLC	\$7,000.00	\$0.00	\$282.00	\$7,282.00
50095		11 M1-444654	Bondwre Cafe, Inc.	\$5,000.00	\$0.00	\$287.00	\$5,287.00
50096		11 M1 144722	Styline Holdings Group, LLC	\$1,000.00	\$0.08	\$340.00	\$1,340.00
50098		11 M1 144722	Styline Holdings Group, LLC	\$13,000.00	\$0.00	\$408.00	\$13,408.00
50097		TT M1 148853	Green Dolphin, Inc.	\$87,280.24	\$428.76	\$4,333.37	\$72,018.13

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66,912.13

Exhibit 1

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Doc#: 1216729087 Fee: \$58.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/15/2012 02:59 PM Pg: 1 of 11

File No. 500P / MMF
3315

Memorandum of Judgment

(5-81) CCG-15

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT, FIRST DISTRICT

RONALD SALTZ & ASSOCIATES, P.C.
Plaintiff,

v.

6770 N. CLARK, LLC
Defendant.

NO. 11 M1 144728

RONALD SALTZ & ASSOCIATES, P.C.,
Plaintiff

v.

SKYLINE HOLDING GROUP, LLC,
Defendant

NO. 11 M1 144727

RONALD SALTZ & ASSOCIATES, P.C.,
Plaintiff

v.

GREEN DOLPHIN, INC.,
Defendant

NO. 11 M1 146653

RONALD SALTZ & ASSOCIATES, P.C.,
Plaintiff

v.

BORDERLINE CAFÉ, INC.,
Defendant

NO. 11 M1 144854

RONALD SALTZ & ASSOCIATES, P.C.,
Plaintiff

v.

ASTOR HOUSE, LLC,
Defendant

NO. 11 M1 147630

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RONALD SALTZ & ASSOCIATES, P.C.,
 Plaintiff)
)
 v.) NO. 11 M1 147628
)
 LAWRENCE HOUSE, LLC,
 Defendant)

RONALD SALTZ & ASSOCIATES, P.C.,
 Plaintiff)
)
 v.) NO. 11 M1 147629
)
 FIRST S & H MANAGEMENT, LLC,
 Defendant)

RONALD SALTZ & ASSOCIATES, P.C.,
 Plaintiff)
)
 v.) NO. 11 M1 147034
)
 6801 NORTH CLARK, LLC,
 Defendant)

RONALD SALTZ & ASSOCIATES, P.C.,
 Plaintiff)
)
 v.) NO. 11 M1 144853
)
 4526 NORTH SHERIDAN, LLC,
 Defendant)

RONALD SALTZ & ASSOCIATES, P.C.,
 Plaintiff)
)
 v.) NO. 11 M1 147033
)
 4645 NORTH SHERIDAN, LLC,
 Defendant)

MEMORANDUM OF JUDGMENT

On January 3, 2012, judgment was entered in favor of the Plaintiff RONALD SALTZ & ASSOCIATES, P.C. and against defendant(s) 6770 N. CLARK, LLC, SKYLINE HOLDINGS GROUP, LLC, GREEN DOLPHIN, INC., BORDERLINE CAFÉ, ASTOR HOUSE, LLC, LAWRENCE HOUSE, LLC, FIRST S & H MANAGEMENT, LLC, 6801 NORTH CLARK, LLC, 4526 NORTH SHERIDAN, LLC, and 4645 NORTH SHERIDAN, LLC in the amount of \$67,676.76.

[Signature]
 Judge Judge's No.

Elisa O'Neil, Clerk
 JUN 13 2012
 Circuit Court - 1996

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Name: **Law Offices of Steven Gertler & Assoc., Ltd.**
Attorneys for Plaintiff/Judgment Creditor
Address: 415 N. LaSalle Dr., #402
City: Chicago, IL-60654
Telephone: 312/781-6868
ARDC NO. 3128691

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 25, 26 AND 27 IN SNOW & DICKERSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL PROPERTY TAX IDENTIFICATION NO.: 14-08-416-030-0000

COMMONLY KNOWN AS 1020 WEST LAWRENCE AVENUE, CHICAGO, IL

60640

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