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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 10 CH 31337 **PHH Mortgage Corporation v. Harden, Tonia, et al.**, an order was entered reforming the legal description of the mortgage recorded July 17, 2008 as document 0819935017. A copy of the order is attached hereto.

Plaintiff,

By:

One of its Attorneys

Aleksandar Pirovic

Dated: 11-15-13
State of Illinois
County of Lake

This instrument was acknowledged before me on 11/15/13 by

Danielle Ogay

Michelle A. Breitzman
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



10-040336

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10-040336

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

PHH MORTGAGE CORPORATION
PLAINTIFF,

-vs-

TONIA HARDEN; ALEXANDER DUPLEX
CONDOMINIUM ASSOCIATION; CITY OF
CHICAGO, AN ILLINOIS MUNICIPAL
CORPORATION
DEFENDANTS

NO. 10 CH 31337

PROPERTY ADDRESS:
4357 SOUTH INDIANA AVENUE
UNIT 5
CHICAGO, IL 60653

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 2, 2008, Tonia Harden 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 inadvertently omits the actual legal description (identified in bold).
3. That the Subject Mortgage correctly purports to affect the property with a common street address of 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653, bearing a permanent index number of 20-03-303-032-1009. The accurate legal description is:

PARCEL 1: UNIT 4357-5 IN THE ALEXANDER DUPLEX CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 13 AND 14 IN BLOCK 2 IN PIKE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED TO THE

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DECLARATION OF CONDOMINIUM OWNERSHIP WHICH DECLARATION WAS RECORDED MARCH 28, 2007 AS DOCUMENT NO. 0708715138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-11 AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT NO. 0708715138.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653, bearing permanent index No. 20-03-303-032-1009 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 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653.
7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653.

IT IS THEREFORE ORDERED:

- A) That the Mortgage dated July 2, 2008 and recorded July 17, 2008 as document number 0819935017, is and remains a valid lien against the property commonly known as 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653.
- B) That the Mortgage dated July 2, 2008 and recorded July 17, 2008 as document number 0819935017, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

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PARCEL 1: UNIT 4357-5 IN THE ALEXANDER DUPLEX CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 13 AND 14 IN BLOCK 2 IN PIKE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP WHICH DECLARATION WAS RECORDED MARCH 28, 2007 AS DOCUMENT NO. 0708715138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-11 AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT NO. 0708715138.

- C) That the plaintiff is authorized to record this order to reflect the correct legal description for the property commonly known as 4357 South Indiana Avenue, Unit 5, Chicago, IL 60653, IL bearing a permanent index number of 20-03-303-032-1009; 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

Mallory Goldwasser
Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717 847-770-4362
Attorney No: 42168