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3315 (Rev. 6/11/02) CCG 0015
Memorandum of Judgment



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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2013 01:45 PM Pg: 1 of 4

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS
CORNERSTONE NATIONAL BANK &
TRUST COMPANY,

v.

LASALLE BANK NATIONAL
ASSOCIATION, SUCCESSOR
TRUSTEE TO AMERICAN NATIONAL
BANK AND TRUST COMPANY OF
CHICAGO AS TRUSTEE UNDER
TRUST AGREEMENT DATED
DECEMBER 3, 1992 AND KNOWN AS
TRUST NUMBER 116336-09, JOSE R.
ROLDAN, MARILYN ROLDAN,
UNKNOWN OWNERS and NON-
RECORD CLAIMANTS

Recorder's Stamp

No. 11 CH 41767

MEMORANDUM OF JUDGMENT

On May 17, 2013, judgment was entered in this court
in favor of the plaintiff Cornerstone National Bank & Trust Company
and against defendant Marilyn Roldan
whose address is 3414 N. Troy, Chicago, IL 60618
in the amount of \$ 75,262.53.

A CERTIFIED COPY OF THE FOREGOING JUDGMENT IS ATTACHED HERETO

Atty. No.: 48614
Name: Thompson Coburn LLP
Atty. for: Plaintiff
Address: 55 E. Monroe Street, 37th Floor
City/State/Zip: Chicago, Illinois 60603
Telephone: 312-346-7500


Emily L. Peel

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

CORNERSTONE NATIONAL BANK & TRUST COMPANY,)

Plaintiff,)

v.)

Case No. 11 CH 41767

LASALLE BANK NATIONAL)
ASSOCIATION, SUCCESSOR TRUSTEE)
TO AMERICAN NATIONAL BANK AND)
TRUST COMPANY OF CHICAGO AS)
TRUSTEE UNDER TRUST AGREEMENT)
DATED DECEMBER 3, 1992 AND)
KNOWN AS TRUST NUMBER 116336-09,)
JOSE R. ROLDAN, MARILYN ROLDAN,)
UNKNOWN OWNERS and NON RECORD)
CLAIMANTS,)

Property Address:
3249-51 W. Potomac
Chicago, Illinois 60651

Defendants.)

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, AND ORDER FOR POSSESSION

This cause comes to be heard on Plaintiff Cornerstone National Bank & Trust Company's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

THE EAST 12 FEET OF LOT 28 AND LOT 29 IN SE GROSS FIFTH HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 5 AND 8 AND LOTS 1 TO 24 OF BLOCK 6 IN WEAGE, EBERHARDT AND BARTLET'S SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common address: 3249-51 W. Potomac, Chicago, Illinois 60651

P.I.N.: 16-02-226-004-0000

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, **FINDS:**

(A) That the subject property is a multi-unit residential apartment building that was last inspected by Cornerstone on or about January 15, 2013;

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(B) That the right to reinstate expired on April 16, 2012, and the right of redemption expired on January 4, 2013;

(C) That service of process directed to Defendant LaSalle Bank National Association, Successor Trustee to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement Dated December 3, 1992 was completed on January 17, 2012 by serving this defendant's successor trustee, Chicago Title Land Trust Company;

(D) That Defendants/mortgagors Jose R. Roldan and Marilyn Roldan were each served with process and a copy of the Complaint on December 21, 2011;

(E) That this Court obtained personal jurisdiction over the defendants;

(F) That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given;

(G) That said sale was fairly and properly made;

(H) That Intercounty Judicial Sales Corporation, hereinafter "Sales Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

(I) That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

(J) That justice was done.

Ⓚ There has been no discharge or bankruptcy of the individual debtors
IT IS THEREFORE ORDERED: and no homestead stay is in effect as to
either individual debtor.

(1) That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

(2) That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

(3) That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

(4) That the proceeds of said sale were insufficient to satisfy the judgment and that there is a deficiency amount of \$75,262.53;

(5) That an *in personam* deficiency judgment is entered against Defendants Jose R. Roldan and Marilyn Roldan, jointly and severally, in the amount of \$75,262.53;

(6) That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title to:

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Cornerstone National Bank & Trust Company, N.A.
 One West Northwest Highway
 Palatine, IL 60067
 847-654-3065
 Attn: Peter McDaniel

IT IS FURTHER ORDERED:

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps;

That the successful bidder is entitled to and shall have possession of the mortgaged real estate thirty (30) days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1701);

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, from the entry of this Order, Jose R. Roldan and Marilyn Roldan from the Subject Property without further Order of Court;

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;

That 735 ILCS 5/9-117 is not applicable to this Order. This is a final and appealable order with not just cause for further delay; and

That the Municipality or County may contact the below with concerns about the real property:

Cornerstone National Bank & Trust Company, N.A.
 One West Northwest Highway
 Palatine, IL 60067
 847-654-3065
 Attn: Peter McDaniel

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

Todd A. Rowden
 Emily L. Peel
 Thompson Coburn LLP
 55 East Monroe Street, 37th Floor
 Chicago, IL 60603
 (312) 346-7500

ENTER:

Judge Alfred M. Swanson, Jr.

MAY 17 2013

Circuit Court 2035
Judge