

UNOFFICIAL COPY



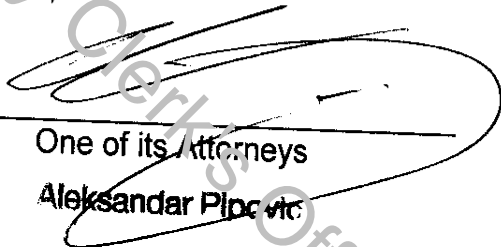
Doc#: 1402939065 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2014 09:32 AM Pg: 1 of 4

Property of Cook County Clerk's Office
space reserved for recording information

RECORDING COVER SHEET NOTICE OF COURT ORDER REFORMING MORTGAGE

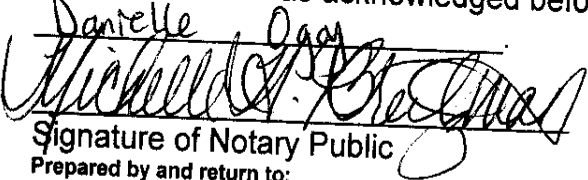
This notice is being recorded to provide notice to all parties that a court order was entered in case 12 CH 27758 **BANK OF AMERICA, N.A. v. Farley, James, et al.**, an order was entered reforming the legal description of the mortgage recorded June 12, 2009 as document 0916334015. A copy of the order is attached hereto.

Plaintiff,

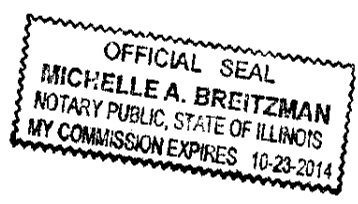
By: 
One of its Attorneys
Aleksandar Pirovic

Dated: 1-14-14
State of Illinois
County of Lake

This instrument was acknowledged before me on 1/14/14 by Danielle Ogan


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



12-060714

UNOFFICIAL COPY

12-060714

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

BANK OF AMERICA, N.A.
PLAINTIFF,

-vs-

NO. 12 CH 27758

JAMES FARLEY A/K/A JAMES L. FARLEY;
WANJERI GATUNDU A/K/A WANJERI N.
GATUNDU-FARLEY
DEFENDANTS

PROPERTY ADDRESS:
7117 SOUTH PAXTON AVENUE
CHICAGO, IL 60649

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 June 1, 2009, James Farley and Wanjeri N. Gatundu-Farley 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 contains errors and is stated on the mortgage, with said errors, as follows:

See attached Exhibit A

3. That the Subject Mortgage correctly purports to affect the property with a common street address of 7117 South Paxton Avenue, Chicago, IL 60649, bearing a permanent index number of 20-25-202-003-0000. The accurate legal description is:

LOT 21 IN BLOCK 2 IN COLUMBIA ADDITION TO THE SOUTH SHORE, BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 1 AND 4 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 7117 South Paxton Avenue, Chicago, IL 60649, bearing permanent index No. 20-25-202-003-0000 and that the legal description on the mortgage be accurate.

UNOFFICIAL COPY

- 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 7117 South Paxton Avenue, Chicago, IL 60649.
- 7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 7117 South Paxton Avenue, Chicago, IL 60649.

IT IS THEREFORE ORDERED:

- A) That the Mortgage dated June 1, 2009 and recorded June 12, 2009 as document number 0916334015, is and remains a valid lien against the property commonly known as 7117 South Paxton Avenue, Chicago, IL 60649.
- B) That the Mortgage dated June 1, 2009 and recorded June 12, 2009 as document number 0916334015, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

LOT 21 IN BLOCK 2 IN COLUMBIA ADDITION TO THE SOUTH SHORE,
 BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 1 AND 4 IN STAVE
AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25,
 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS.

- C) That the plaintiff is authorized to record this order to reflect the correct legal description for the property commonly known as 7117 South Paxton Avenue, Chicago, IL 60649, IL bearing a permanent index number of 20-25-202-003-0000; 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

Associate Judge
 Allen Price Walker
JAN 07 2014
 Circuit Court - 2071

Aleksandar Pipovic
 Fisher and Shapiro, LLC
 Attorneys for Plaintiff
 2121 Waukegan Road, Suite 301
 Bannockburn, IL 60015
 (847)291-1717 847-770-4284
 Attorney No: 42168

UNOFFICIAL COPY

SECURITYNATIONAL
MORTGAGE COMPANY
5300 SOUTH 360 WEST
SUITE 150
MURRAY, UTAH 84123
APN # 20-25-202-003-0000
LOAN NO.: [REDACTED]
ESCROW # A09-0553
TITLE ORDER # A09-0553

[SPACE ABOVE RESERVED FOR RECORDER] _____

ATTACHED TO DEED OF TRUST / MORTGAGE DATED: JUNE 01, 2009

Loan No: [REDACTED]

Property Address:

7117 SOUTH PAXTON AVENUE CHICAGO, ILLINOIS 60649

EXHIBIT A

LEGAL DESCRIPTION

First American Title Insurance Company

Commitment Number: A09-0553

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 21 IN BLOCK 2 IN COLUMBIA ADDITION TO THE SOUTH SHORE, BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 1 AND 4 IN STAVE AND KELMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Initials JF UQ _____