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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/26/2014 02:22 PM Pg: 1 of 6

ATTORNEY NO. 48041

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

Division II, LLC, successor in interest to Pratt II, LLC, successor  
in interest to Banco Popular North America  
Plaintiff,

vs

2534 West Division Maplewood, LLC, an Illinois Limited  
Liability Company, et al.  
Defendants

No. 2009 CH 41034

Calendar 60 - Contested

John Barry and Felicitia Confrey

Plaintiff,

vs

2534 West Division Maplewood, LLC, an Illinois Limited  
Liability Company, et al.  
Defendants.

consolidated with

No. 2008 CH 7754

**PROPERTY ADDRESS:**  
2534 W. Division St.  
Chicago, Illinois 60622

**CONSENT JUDGMENT OF FORECLOSURE PURSUANT TO 735 ILCS 5/15-1402**

THIS CAUSE HAVING BEEN HEARD by the Court upon the pleadings and affidavits  
filed herewith, the Court finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit.

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2. That all of the material allegations in Count I of Plaintiff's Complaint herein are true and proved.

3. That the equities of this cause are with the Plaintiff.

4. That all of the named Defendants were served with Summons and Plaintiff's Complaint:

|   |   |
|---|---|
| 2534 West Division Maplewood LLC        | - Served October 27, 2009<br>- Appeared December 3, 2009  |
| Relu Stan                               | - Served October 29, 2009<br>- Appeared December 3, 2009  |
| Marco Salerno                           | - Served November 13, 2009<br>- Appeared December 3, 2009 |
| Marco Schiavoni                         | - Served October 29, 2009<br>- Appeared December 3, 2009  |
| John Barry                              | - Served November 1, 2009<br>- Answered May 04, 2010      |
| Felcitia Confrey                        | - Served November 2, 2009                                 |
| Unknown Owners and Non-Record Claimants | - Published October 28, November 4 and November 11, 2009  |

5. That Defendants 2534 West Division Maplewood LLC, Relu Stan, Marco Salerno and Marco Schiavoni through their counsel, filed an Appearance in the case, but no Answer or other responsive pleadings to the Complaint.

6. That the Defendant John Barry has filed an answer to the Complaint, and based on the answer or pleadings filed by said Defendant, the Court found there is no material issue of fact raised thereby sufficient to preclude judgment in favor of Plaintiff and judgment is hereby entered against the Defendant John Barry.

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7. That the time for Defendants Felicitia Confrey and Unknown Owners and Non-record Claimants to file their answers or otherwise plead to the Complaint or to move in regard to said Complaint has now expired and that the following Defendants are in default for failure to enter their respective appearances or pleadings to the Complaint, and the Complaint is hereby taken as confessed against the Defendants Felicitia Confrey and Unknown Owners and Non-record Claimants.

8. That Defendants 2534 West Division Maplewood LLC, Relu Stan, Marco Salerno and Marco Schiavoni have executed and filed a Stipulation For Entry of Consent Foreclosure Judgment Pursuant to 735 ILCS 5/15-1402, whereby the Defendants have agreed to the entry of a Judgment in favor of Plaintiff pursuant to 735 ILCS 5/15-1402.

9. That the Mortgage designated in the Complaint and hereby foreclosed by this Judgment appears of record in the office of Recorder of Deeds, in Cook County, Illinois as Document No. 0628531063 recorded on October 12, 2006, Document No. 0628531064 recorded on October 12, 2006 and Document No. 0713847074 recorded on May 18, 2007 and the property referred to and directed to be sold is described as follows:

LOT 19 IN BLOCK 5 IN THE RESUBDIVISION OF THE SOUTH PART OF BLOCKS 5,6,7 AND 8 IN THE WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-01-226-047-0000

Commonly known as 2534 West Division St., Chicago, IL 60622

10. That under the provisions of the mortgages sought to be foreclosed herein, the cost of the foreclosure suit is an additional indebtedness which the Plaintiff should be reimbursed and that such expenses are hereby allowed the Plaintiff.

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11. That the Plaintiff, Division II, LLC, successor in interest to Pratt II, LLC, successor in interest to Banco Popular North America (hereinafter "Division II") has a valid and subsisting first mortgage lien and that the first mortgage lien is superior to the lien of any and all parties hereto for the sums of the total amounts stated below (as of May 28, 2014) with interest as stated.

|                   |                     |
|-------------------|---------------------|
| Principal Balance | \$374,762.82        |
| Interest          | \$193,874.39        |
| Negative escrow   | \$ 21,237.97        |
| Total             | <u>\$589,875.18</u> |

The lien rights of the Plaintiff and the right, title, interest, claim or lien of any and all parties in this foreclosure and all non-record claimants shall be terminated upon the entry of the judgment order.

IT IS THEREFORE ORDERED:

I. IT IS ADJUDGED that the owners of the equity of redemption were served with summons as shown in paragraph four above.

II. IT IS FURTHER ORDERED AND ADJUDGED that Title to the real estate legally described as:

LOT 19 IN BLOCK 5 IN THE RESUBDIVISION OF THE SOUTH PART OF BLOCKS 5,6,7 AND 8 IN THE WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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(hereinafter the "Premises") shall be conveyed to the Plaintiff immediately upon the entry of this Judgment. That upon the entry of this Judgment all title, claims, interest and liens of all parties

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herein, and all clouds in title arising therefrom shall cease and Plaintiff shall have fee simple title of the Premises free and clear of said claims, interest and liens.

III. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment that the Defendants:

2534 W Division Mapelwood LLC

Re'u Stan

Marco Schiavoni

Marco Salerno

John Barry

Felcitia Confrey

Unknown Owners and Non-record Claimants

and all persons claiming by, under or through any of them since the commencement of this suit, be forever barred, foreclosed of and from all rights and equities, in and to said Premises, or any part thereof.

IV. IT IS FURTHER ORDERED AND ADJUDGED that Counts II and III of the Complaint are dismissed and there shall be no Personal Deficiency Judgment surviving after entry of this Judgment.

V. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment, the Plaintiff or its assignee be let into possession of the portion of the Premises conveyed, and the Defendants who may be in possession thereof, or anyone in possession thereof through, by or under them, shall upon production of this Judgment, surrender possession thereof to the Plaintiff or its assignee.

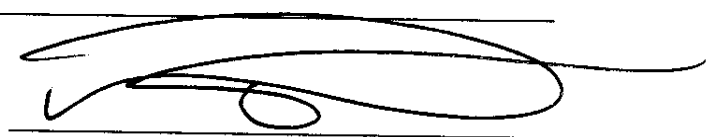
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VI. IT IS FURTHER ORDERED AND ADJUDGED that the Court hereby retains jurisdiction to and over the subject matter of this case and of all the parties hereto for the purpose of enforcing this Judgment.

VII. IT IS THEREFORE ORDERED AND ADJUDGED that this is a final and appealable Judgment and that there is no just reason for delay in its enforcement or its appeal or both.

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_



JUDGE

Mr. Gerard P. Walsh, Jr.  
Attorney at Law  
155 North Michigan Avenue, Suite 9003  
Chicago, Illinois 60601

Judge Michael T. Mullen

MAY 28 2014

Circuit Court - 2084

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