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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2014 09:44 AM Pg: 1 of 8

Property of Cook County Clerk's Office

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

MLCFC 2006-4 GOLF OFFICE, LLC, an
Illinois limited liability company,

Plaintiff,

vs.

YPI 1600 CORPORATE CENTER, LLC a
foreign limited liability company; UNKNOWN
OWNERS and NON-RECORD CLAIMANTS,

Defendants.

)
)
) Case No. 12 CH 26044
) Rel. 12 CH 26043
)
) Judge Michael F. Otto
) **Calendar 61**
)
) Mortgage Foreclosure
)
) 1600 West Golf Road,
) Rolling Meadows, Illinois 60008
)
)

JUDGMENT OF CONSENT FORECLOSURE

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This matter coming on to be heard on the Motion to Vacate Judgment of Foreclosure as to YPI 1600 Corporate Center, LLC and for Judgment of Consent Foreclosure ("Motion") filed by plaintiff MLCFC 2006-4 Golf Office, LLC, ("Golf Office") the Court having considered Plaintiff's Verified Complaint for Foreclosure and Other Relief ("Complaint") and Motion, including the Stipulation for Consent Foreclosure signed by Defendant YPI 1600 Corporate Center, LLC ("Defendant" or "Mortgagor") and Plaintiff, and being otherwise fully advised in the premises, finds as follows:

I. JURISDICTION AND EVIDENTIARY FINDINGS

1. The Complaint filed in this action is hereby incorporated by reference as part of this Judgment. All material allegations of the Complaint are true and proven.

2. Each of the following defendants was duly and properly brought before the Court through service of summons and due and proper notice was given to each of the following defendants as required by law; and the Court has jurisdiction over all of the following parties as well as Golf Office in the subject matter of this case:

- (a) YPI 1600 Corporate Center, LLC; and
- (b) Unknown Owners; and
- (c) Non-Record Claimants.

3. In the Judgment of Foreclosure and Order of Sale entered in this action on May 21, 2014, the Court found Unknown Owners and Non-Record Claimants in default for their failure to answer or otherwise plead.

4. Pursuant to the consent foreclosure provisions of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1402, Golf Office has offered to waive any and all right to a

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personal judgment for deficiency against the Mortgagor or any other person liable for the indebtedness secured by the Mortgage (as defined in the Complaint) in exchange for title to the property being foreclosed, commonly known as 1600 West Golf Road, Rolling Meadows, Illinois 60008, as more particularly described in Exhibit A attached hereto (the "Property").

5. By a Stipulation signed on June 24, 2014, Defendant expressly consented to the entry of a judgment for consent foreclosure as provided by 735 ILCS 5/15-1402, granting absolute title to the Property in Golf Office or its nominee.

6. There are no other parties holding an interest in the Property who may object to consent foreclosure under Section 1402(b) of the IMFL, 735 ILCS 5/15-1402(b), and no objections to the entry of this consent judgment of foreclosure have been filed.

7. Golf Office has requested that the Court vest title to the Property in Golf Office's name as follows:

MLCFC 2006-4 Golf Office, LLC
c/o Deborah A. Bacon, C-III Asset Management, LLC
5221 N. O'Connor Blvd., Suite 600
Irving, Texas 75039
Tel. (972) 868-5400

II. ULTIMATE FINDINGS

8. The allegations of the Complaint are substantially true as set forth, the equities in the case are with Golf Office, and Golf Office is entitled to the relief requested.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that:

(a) A judgment of consent foreclosure is granted to Golf Office and against all defendants;

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(b) Golf Office has no right to any personal judgment for deficiency against any mortgagor under the Mortgage or any other person liable for the indebtedness secured by the Mortgage;

(c) Absolute title to the Property, as described in Exhibit A attached hereto, vests in **MLCFC 2006-4 Golf Office, LLC**, free and clear of all claims, liens and interests of each of the defendants, including all rights of reinstatement and redemption, and of all rights of all other persons made parties hereto, all of whose interests are subordinate to that of Golf Office;

(d) Golf Office is granted immediate possession of the Property; and

(e) There is no just reason to delay enforcement or appeal from this final appealable judgment order.

Judge Michael F. Otto

JUN 27 2014

ENTERED: _____

Circuit Court – 2065

Circuit Court Judge

Prepared by:

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321 N. Clark St., Ste 2800
Chicago, Illinois 60654
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Attorneys for Plaintiff

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	7-2-14
ADDRESS	1600 Golf
11119	Initial <i>CB</i>

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EXHIBIT A

Legal Description

[Legal Description to follow on next page]

Property of Cook County Clerk's Office



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Exhibit A

DESCRIPTION OF PROPERTY

Legal Description:

Parcel 1:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1970 as document number 21092384, described as follows:

Beginning at the Southeast corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West, along the South line of said Lots 2 and 4, 324.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West, along the south line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet; thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet; South 00 degrees 17 minutes 57 seconds East, 159.65 feet; thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet; thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet; thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet, to a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the Southeast corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East, along the East line of said Lot 4, 853.38 feet to the point of beginning in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as set forth in and created by Agreement and Declaration of Covenants and Easement recorded as document number 86214935, for ingress and egress, support, utility and service easements, parking easements, parking and encroachment easement over the following described property;

Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8

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and 9, Township 41 North, Range 11, East of the Third Principal Meridian, (except the West 17.0 feet of said Lots, as measured at right angles), and except that part of Lot 4 described as follows:

Beginning at the most Northerly corner of Lot 4; thence South 12 degrees 10 minutes 10 seconds West, 271.97 feet to a point being 297.66 feet Easterly of the Southwest corner of Lot 6 in said 58-62 Venture Subdivision; thence continuously South 12 degrees 10 minutes 10 seconds West, a distance of 20.03 feet; thence South 64 degrees 18 minutes 39 seconds East, 123.39 feet; thence North 21 degrees 25 minutes 20 seconds East, a distance of 297.37 feet, to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of a circle convex Northeasterly and having a radius of 2814.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning, and except the North 113.86 feet, measured at right angles to the North line of Lot 4, of the East 214.73 feet of the West 231.73 feet; measured at right angles, of Lot 4 and except that part of Lot 4 described as follows: The West line of said Lot 4 is due North-South for the following courses; beginning at a point in the West line of Lot 4 aforesaid, 114 feet South of the Northwest corner thereof; thence South 87 degrees 07 minutes East, a distance of 232.02 feet; thence due South, a distance of 120 feet; thence North 87 degrees 07 minutes West, a distance of 232.02 feet to said West line of Lot 4; thence due North on said line, a distance of 120 feet to the point of beginning,

(Excepting therefrom:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1970 as document number 21092384, described as follows

Beginning at the Southeast corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West, along the South line of said Lots 2 and 4, 334.79 feet to an angle point in the South line of said lot 2; thence South 88 degrees 15 minutes 10 seconds West, along the South line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West, along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet; thence North 89 degrees 42 minutes 03 seconds East,

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137.0 feet; thence South 00 degrees 17 minutes 57 seconds East, 159.65 feet; thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet; thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet; thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet to a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the Southeast corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East, along the East line of said Lot 4, 853.38 feet to the point of beginning), in Cook County, Illinois.

Parcel 3:

A permanent and perpetual non-exclusive easement as created in Agreement Regarding Extinguishment, Release and Regrant of Easements, Covenants and Restrictions made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated November 2, 1970 and known as Trust Number 56088 recorded April 30, 1986 as document number 86170066, for the benefit of Parcel 1 for the purposes of constructing, operating, using, maintaining, removing, replacing and repairing same, in, upon, across, over and under that portion of Parcel A as described in said easement agreement.

ALSO EXCEPTING THAT PART OF THE LAND TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 12 L 51541

PIN 08-08-403-021-0000