

UNOFFICIAL COPY



Doc#: 1421719127 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2014 04:19 PM Pg: 1 of 6

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

LSREF2 Cobalt (IL), LLC, assignee of Wells
Fargo Bank, National Association,

PLAINTIFF

vs.

2200 WEST MADISON GROUP, LLC,
2252 WEST MADISON, LLC, WILLIAM
SIPOWICZ, JOHN LUCE, OLD
NATIONAL BANK, as successor in interest
to PRAIRIE BANK AND TRUST CO., THE
CITY OF CHICAGO; UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS,

DEFENDANT

NO. 13 L 320

Judge Darryl B. Simko

Address: 2250-2252 W. Madison/
2250-2258 W. Madison
Chicago, Illinois

CONSENT JUDGMENT FOR FORECLOSURE

THIS CAUSE having been duly heard by this Court upon the record herein on the merits of the Complaint for Foreclosure filed by the Plaintiff and on Plaintiff's Motion for entry of Consent Judgment for Foreclosure (hereinafter referred to as Judgment), and Defendant-Mortgagor consenting, the Court FINDS:

- (1) JURISDICTION: The Court has jurisdiction over the parties hereto and the subject matter hereof.

UNOFFICIAL COPY

- (2) ALLEGATIONS PROVEN: All the material allegations of the Complaint filed pursuant to 735 ILCS 5/15-1402(a)(2), those allegations being both required and those deemed alleged by virtue of subsection (c), are true and proven, that by entry of this Consent Judgment for Foreclosure, the Mortgages and Notes which are the subject matter of these proceedings are extinguished and merged into Judgment and default no longer exists, but has been replaced by Judgment, and that by virtue of the Mortgages, and the evidences of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and it has valid subsisting lien on the property described hereafter for the following amounts:

First Note

Principal Balance	\$ 42,640.77
Regular Interest	\$ 31,798.35
Late Fees	\$ 645.00
Servicing Fees	\$ 500.00
Tax Advances	\$ 403.77
Accrued Interest through 8/1/14	\$ 242.55

Second Note

Principal Balance	\$ 801,742.18
Regular Interest	\$ 187,022.96
Late Fees	\$ 5,626.17
Servicing Fees	\$ 500.00
Tax Advances	\$ 1,954.44
Accrued Interest through 8/1/14	\$ 5,261.13

Third Note

Principal Balance	\$1,061,578.64
Regular Interest	\$ 508,523.34
Late Fees	\$ 21,176.16
Servicing Fees	\$ 500.00
Tax Advances	\$ 2,755.59
Accrued Interest through 8/1/14	\$ 6,502.23

Attorneys' Fees	\$ 2,530.00
Attorneys' Costs	<u>\$ 758.00</u>
TOTAL	\$2,682,661.28

All the foregoing amounts have been accounted for in the Affidavit(s) filed by Plaintiff.

- (3) ATTORNEY FEES: By its terms said Mortgages provide that the attorneys for the Plaintiff shall be entitled to an award if reasonable attorney fees herein, and, that included in the above indebtedness are attorneys' fees in the sum of \$2,530.00

UNOFFICIAL COPY

- (4) **COURT COSTS:** Under the provisions of the Mortgages, the costs of foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses incurred to date totaling \$758.00 are hereby allowed to the Plaintiff.
- (5) **ADVANCES:** That advances made in order to protect the lien of the Judgment and preserve the real estate, such as, but not limited to: real estate taxes or assessments, property inspection, property maintenance and insurance premiums, incurred by the Plaintiff and not included in this judgment, shall become an additional indebtedness secured by the Judgment lien and bear interest from the date of the advance at the mortgage rate of interest pursuant to 735 ILCS 5/15-1503 and 15-1603.
- (6) **PROPERTY FORECLOSED UPON:** The 2005 Mortgage and 2007 Mortgage described in the Complaint and hereby foreclosed appear of record in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Nos. 0501833230 and 0718754141, respectively, and the property herein referred to is described as follows:

2005 MORTGAGE:

LEGAL ADDRESS:

PARCEL 1:

LOT 64 AND THE EAST 6 INCHES OF LOT 63 IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 63 EXCEPT THE EAST 6 INCHES THEREOF, IN KEDZIE'S SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2250-2252 WEST MADISON, CHICAGO, IL

PIN NUMBERS: 17-07-329-027-0000; 17-07-329-026-0000

2007 MORTGAGE:

LEGAL ADDRESS:

PARCEL 1:

UNOFFICIAL COPY

LOT 64 AND THE EAST 6 INCHES OF LOT 63 IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 63 EXCEPT THE EAST 6 INCHES THEREOF, IN KEDZIE'S SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1, 2, AND 3 IN THE RE-SUBDIVISION OF LOTS 61 AND 62 IN THE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2250-2258 WEST MADISON, CHICAGO, IL

PIN NUMBERS: 17-07-329-027-0000; 17-07-329-026-0000; 17-07-329-044-0000

- (7) MORTGAGE NOTE: The Mortgages herein referred to secures Mortgage Notes in the sums set forth in paragraph 2 herein above which have matured pursuant to the terms of said Notes and are executed by:

2200 West Madison Group, LLC and 2252 West Madison, LLC

- (8) EXHIBITS: That true and correct copies of the original mortgages and the original notes are attached to the Complaint filed herein.
- (9) REDEMPTION AND WAIVER OF DEFICIENCY: The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of the Court.

- (a) The subject real estate is not Residential as defined in 735 ILCS 5/15-1219

UNOFFICIAL COPY

- (b) The Court has obtained jurisdiction over the owners of the right of redemption as set forth in the Attorney's Certificate of Service and Defaulted Parties.
- (c) The Mortgagor(s) have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c).
- (d) That in consideration of entry of this Judgment by Consent, the plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor(s), and against all other persons liable for the indebtedness or other obligations secured by the mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).
- (e) That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.
- (10) Based upon the pleadings, proofs and admission(s), Plaintiff has standing, capacity and authority to maintain this cause.
- (11) The pleadings and proofs presented in the cause are sufficient to support the entry of this judgment.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

- (1) JUDGMENT: A Consent Judgment for Foreclosure by entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402
- (2) VESTING TITLE: Title to the real estate described herein is vested absolutely in LSREF2 Cobalt (IL), LLC, and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in LSREF2 Cobalt (IL), LLC. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois.
- (3) TERMINATION OF SUBORDINATE INTERESTS: The court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this consent judgment having been filed of record by, the defendant and all persons claiming by, through or under them, or any of them since the commencement of this suit are forever barred, and foreclosed of any right, title, interest, claim, lien or right to redeem in and to the mortgaged real estate.
- a. This judgment and all orders entered pursuant to said judgment are valid as stated above. The inadvertent failure to name a subordinate

