UNOFFICIAL COPY



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,

MO. 13 L 320

Judge Darryl B. Simko

DEFENDANT

2250-2252 W Mr.dison/ Address:

2250-2258 W. Machson

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the subject matter of these proceedings are extinguished and merged into Judgment and default no longer exists, but has been replaced by Judgment, and that by virtue of the Mortgages, and the evidences of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and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
	<i>y</i>
Third Note	()
Principal Balance	\$1,061,5/\$.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
	\$ 2,755.59 \$ 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

1421719127 Page: 3 of 6

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 reimbures, 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 ILCS5/15-1503 and 15-1603.
- (6) PKOPERTY 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:

1421719127 Page: 4 of 6

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 here in 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 DEFIENCY: 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

1421719127 Page: 5 of 6

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 ILCC 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 Fereclosure 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 jurisidiction 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

1421719127 Page: 6 of 6

UNOFFICIAL COPY

record claimant will not invalidate this judgment. Plaintiff may take title and file a subsequent action to determine the redemptive rights of such a party. Should such claimant not exercise its redemptive rights within the stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property.

- (4) POSSESSION: The Plaintiff or his or her legal representative or assigns be let into possession of said premises upon entry of this order, and that any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suite shall surrender possession of said premises.
- (5) TORRENS REAL ESTATE: If the subject property is registered with the Registrar of Titles for Cook County, it is also ordered that the Registrar cancel the Certificate of Title and issue a new Certificate without the surrender of the Owner's Duplicate Certificate of Title or Affidavit of Lost Certificate.
- (6) JURISDICTION: The Court retains jurisdication over the parties and subject matter of this cause for the purpose of enforcing this Judgment or vacating said Judgment.
- (7) APPEALABILITY: This is a final and appealable order and there is not just cause for delaying the enforcement of this judgment or appeal therefrom.
- (8) This order may be recorded with the appropria e county recorder.

ENTER:	12784	
DATED:	JUDGE DARRYL B. SIMKO	0,50
	CIRCUIT COURT - 1823	Co

Mail To After Recording:

JOHNSON, BLUMBERG & ASSOCIATES, LLC

230 W. Monroe Street

Suite 1125

Chicago, IL 60606

Phone: 312-541-9710

EXEMPT UNDER PROVISIONS OF PARAGRAPH L OF SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

DATE BUYER, SELLER OR REPRESENTATIVE