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Prepared by _____
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Doc#: 1426649038 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2014 03:08 PM Pg: 1 of 6

Return To:
FREEDOM TITLE CORPORATION
2260 HICKS ROAD SUITE 415
ROLLING MEADOWS IL 60008

6713/22 2/6

(Space Above this Line for Use by Recorder of Deeds)

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

GRUPPO ATMA, LLC)	<i>12CH</i>
)	CASE NO. 12978
Plaintiff,)	
v.)	IN CHANCERY
)	
7225 S. EXCHANGE, LLC, an Illinois)	
limited liability company; JERRY CEDICCI,)	
as Guarantor, CITY OF CHICAGO,)	
NORTHBROOK BANK AND TRUST)	
COMPANY, UNKNOWN OWNERS and)	
NON RECORD CLAIMANTS,)	
)	
Defendants.)	

AGREED JUDGMENT OF CONSENT FORECLOSURE

THIS CAUSE coming to be heard on the motion of plaintiff, **GRUPPO ATMA, LLC**, pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law, for agreed judgment of consent foreclosure, due notice of the request for entry of this judgment having been given to all parties who are not in default, and defendants-mortgagors, **7225 S. EXCHANGE, LLC, an Illinois limited liability company; and JERRY CEDICCI, as Guarantor**, having executed this Judgment of Consent Foreclosure, and the Court being fully advised in the premises, **FINDS:**

1. Plaintiff has offered, in connection with obtaining this judgment of foreclosure, to waive any and all rights to a personal judgment for deficiency against **7225 S. EXCHANGE,**

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LLC, an Illinois limited liability company; and JERRY CEDICCI, as Guarantor, relating to the mortgage dated June 2, 2005 and recorded June 13, 2005 with the Cook County Recorder of Deeds as document no. 0516455171, a copy of which is attached to plaintiff's complaint as Exhibit "A" and the note secured by said mortgage, a copy of which is attached to plaintiff's complaint as Exhibit "B".

2. Mortgagors have accepted the offer of and they are jointly filing this stipulation with the Court. The stipulation provides that the mortgagee waives its right to a deficiency judgment against the mortgagors regarding the mortgage and note. The stipulation also provides that upon entry of this judgment of consent foreclosure, title to the mortgaged real estate shall be vested in the plaintiff, **GRUPPO ATMA LLC**, free of all claims, liens, and interest of defendants-mortgagors, including all rights of reinstatement and redemption, and of all rights of all other defendants whose interests are subordinate to that of the plaintiff, **GRUPPO ATMA LLC**, including the interests of all unknown owners and non-record claimants.

3. All mortgagors who have an interest in the mortgaged real estate have expressly consented to the entry of this judgment of consent foreclosure.

4. Notice was properly given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead and no objection to this consent decree has been filed or received.

IT IS THEREFORE ORDERED:

(a) This judgment of consent foreclosure is entered in favor of the plaintiff, **GRUPPO ATMA LLC**, satisfying the mortgage indebtedness set forth in the complaint to foreclose mortgage filed by **GRUPPO ATMA LLC**, and absolute title to the real estate legally described as follows:

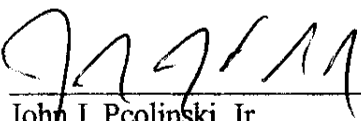
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LOT 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30 AFORESAID.

IS HEREBY VESTED IN GRUPPO ATMA LLC, free and clear of all claims, liens and interests of defendants-mortgagors including all rights of reinstatement and redemption, and of all rights of all other persons made parties in this cause whose interests are subordinate to that of GRUPPO ATMA LLC , plaintiff and all unknown owners and non-record claimants.

(b) Plaintiff, GRUPPO ATMA LLC, has waived its right to a personal judgment for deficiency regarding the note and mortgage referenced in its complaint against Jerry Cedicci, or any other person liable for the indebtedness or obligations secured by the mortgage foreclosed upon in the complaint to foreclose mortgage.

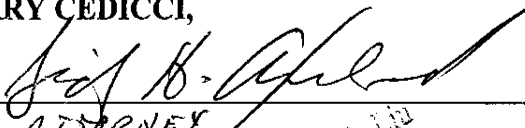
**AGREED BY
PLAINTIFF / MORTGAGEE:
GRUPPO ATMA LLC**

By: 
John J. Pcolinski, Jr.
Attorney of Record

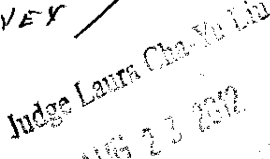
**AGREED BY
DEFENDANT / MORTGAGOR:
7225 S. EXCHANGE, LLC**

By: 
Its: ATTORNEY

**AGREED BY
DEFENDANT/GUARANTOR:
JERRY CEDICCI,**

By: 
ATTORNEY

ENTER:


AUG 23 2017
Circuit Court - 2004
JUDGE


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I hereby certify that the document to which this certification is affixed is a true copy.

Date NOV 8 - 2012

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL.



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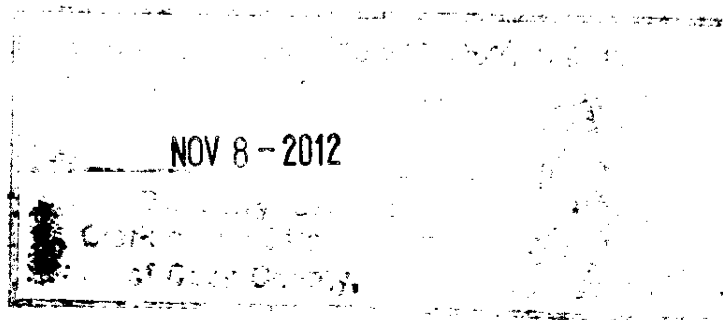
Date: July _____, 2012

Atty. No. 71198
John J. Pcolinski, Jr.
GUERARD KALINA & BUTKUS
310 South County Farm Road, Suite H
Wheaton, IL 60187
(630) 665-9033, Ext. 18
g:\documents\john\gruppo atma llc\consent judgment.docx

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EXHIBIT A

Legal Description

LOTS 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL $\frac{1}{2}$ OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 30 AFORESAID.

STREET ADDRESS: 7225 S. Exchange, Chicago, Illinois *60649*

PIN: 21-30-106-005

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MWAC

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EXHIBIT A TO UCC FINANCING STATEMENT

Legal Description

UNIT C1 AND C2 IN THE 1150 W. FULTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 021166414 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 1154 W. Fulton Street, Chicago, Illinois 60607

PIN: 17-08-403-013-1001

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