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PREPARED BY:

Miranda E. Byrd
Kaplan, Papadakis & Gournis, P.C.
Attorneys for Plaintiff
180 N. LaSalle St., Ste. 2108
Chicago, IL 60601
312.726.0531
Firm No. 36826

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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2015 02:45 PM Pg: 1 of 4

BLANK FOR PURPOSE OF RECORDING

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

BYLINE BANK, f/k/a)
NORTH COMMUNITY BANK, successor by)
merger with THE FIRST COMMERCIAL BANK,)
Plaintiff,)

vs.)

No. 12CH24011

2837 W 64TH STREET, LLC;)
CITY OF CHICAGO,)
SCHMIDT, SALZMAN & MORAN, LTD.,)
ANTHONY J. SCHIAVONE;)
GEORGE SCHIAVONE;)
UNKNOWN OWNERS and)
NONRECORD CLAIMANTS,)
Defendants.)

Address: 2837-43 W. 64th Street
Chicago, Illinois

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, BYLINE BANK, f/k/a NORTH COMMUNITY BANK, successor by merger with THE FIRST COMMERCIAL BANK, by and through its attorneys, Kaplan, Papadakis & Gournis, P.C. and in support of the entry of a Consent Judgment of Foreclosure to Foreclose Mortgage against the Defendants, 2837 W 64TH STREET, LLC; CITY OF CHICAGO; SCHMIDT, SALZMAN &

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MORAN, LTD.; ANTHONY SCHIAVONE; GEORGE SCHIAVONE and UNKNOWN OWNERS AND NON RECORD CLAIMANTS, states as follows:

The affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS and NON RECORD CLAIMANTS have been duly and regularly made parties defendant to this action in the manner provided by law;

This cause now coming to be heard upon agreement of the parties for entry of a Consent Judgment of Foreclosure, and the Court being fully advised in the premises, finds as follows:

1. That all the material allegations of the Complaint are true and proven.
2. The principal amount due and owing Plaintiff on the promissory note dated January 29, 2008, and modified from time to time thereafter, as of the date of the filing of the complaint and for purposes of this consent judgment only was \$469,409.55 and does not include default interest, attorneys' fees and costs since this is a consent judgment. The principal amount due and owing Plaintiff on the promissory note dated March 30, 2010 as of the date of the filing of the complaint and for purposes of this consent judgment only was \$410,119.78 and does not include default interest, attorneys' fees and costs since this is a consent judgment.
3. Pursuant to the subject Mortgage, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.
4. That the Mortgages described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document numbers 0807342186 and 1010226478 and the property herein referred to is described as follows:

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LOT 1 IN BLOCK 3 IN JOHN BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-24-114-019-0000

Commonly known as 2837-43 W. 64th Street, Chicago, Illinois

9. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.
10. That the mortgages sought to be foreclosed were executed after August 7, 1961.
11. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause on the Note and Guaranty referenced in the complaint.
12. That, Defendants herein, have filed with the Court their stipulation for the entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title in the Plaintiff, as of this date, pursuant to 735 I.L.C.S. 5/15-1402.

NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested in Plaintiff, free and clear of all claims, liens and interests of the mortgagors and of all persons claiming by, through or under the mortgagor and of all the Defendants in this cause.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the mortgagor, 2837 W 64TH STREET, LLC and Guarantors, ANTHONY SCHIAVONE and GEORGE SHIAVONE and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be an is hereby waived and released by Plaintiff.

IT IS FURTHER ORDERED that Counts II and III of the Complaint are dismissed due to the waiver of personal liability herein and entry of the Consent Judgment herein.

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The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this Judgment and Stipulation filed herein and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATE: _____

ENTERED: _____

JUDGE

PREPARED BY:
Miranda E. Byrd
Kaplan, Papadakis & Gourmis, P.C.
Attorneys for Plaintiff
180 N. LaSalle St., Ste. 2108
Chicago, IL 60601
312.726.0531
Firm No. 36826

JUDGE DANIEL PATRICK BRENNAN
FEB 24 2015
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

North Community Bank
c/o Valerie Thomas
1110 W. 35th Street
Chicago, IL. 60609
773-475-2848

Property of Cook County Clerk's Office