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Date: 05/11/2015 12:03 PM Pg: 1 of 4

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RECORDING COVER SHEET NOTICE OF COURT ORDER REFORMING MORTGAGE

This notice is being recorded to provide notice to all parties that a court order was entered in case 13 CH 10774 **PHH Mortgage Corporation v. Guzman, David, et al.**, an order was entered reforming the legal description of the mortgage recorded July 3, 2007 as document 0718405266. A copy of the order is attached hereto.

Prepared by and return to:

This instrument was prepared by/return to:
SHAPIRO KREISMAN & ASSOCIATES, LLC F/K/A FISHER AND SHAPIRO, LLC
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717

13-065287

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**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION**PHH MORTGAGE CORPORATION
PLAINTIFF,

-vs-

DAVID GUZMAN, SR. A/K/A DAVID GUZMAN; ELDA
E. GUZMAN A/K/A ELDA GUZMAN
DEFENDANTS

NO. 13 CH 10774

PROPERTY ADDRESS:
5112 WEST OAKDALE AVENUE
CHICAGO, IL 60641**ORDER OF REFORMATION**

THIS CAUSE coming before the Court upon Plaintiff's Motion for Judgment on the portion of its Complaint seeking the reformation of a mortgage, due notice having been given, and the Court being fully advised in the premises;

THE COURT FINDS:

1. On or about June 12, 2007, David Guzman Sr. and Elda E. Guzman executed a mortgage granting a security interest in the Mortgaged Premises to Plaintiff or Plaintiff's predecessor herein.
2. The legal description on the Subject Mortgage contains errors and is stated on the mortgage, with said errors, as follows:

See attached Exhibit A

3. That the Subject Mortgage correctly purports to affect the property with a common street address of 5112 West Oakdale Avenue, Chicago, IL 60641, bearing a permanent index number of 13-28-216-036-0000. The accurate legal description is:

LOT 36 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641, bearing permanent index No. 13-28-216-036-0000 and that the legal description on the mortgage be accurate.
5. The error/omission appearing in the mortgage legal description was inadvertent and without the knowledge of either of the parties to the mortgage.
6. Notwithstanding this inadvertent omission, the mortgage still contains sufficient information necessary to identify the property commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641.

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7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641.

IT IS THEREFORE ORDERED:

A) That the Mortgage dated June 12, 2007 and recorded July 3, 2007 as document number 0718405266, is and remains a valid lien against the property commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641.

B) That the Mortgage dated June 12, 2007 and recorded July 3, 2007 as document number 0718405266, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

LOT 35 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C) That the plaintiff is authorized to record this order to reflect the correct legal description for the property commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641, IL bearing a permanent index number of 13-28-216-036-0000; and

D) That the Court finds no just reason to delay either enforcement or appeal of this order pursuant to Ill. Supreme Court Rule 304(a).

Dated: _____

Entered: _____
Judge

Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717
Attorney No: 42168

Judge Alfred M. Swanson, Jr.

MAY 19 2014

Circuit Court 2035

EXHIBIT A UNOFFICIAL COPY

087 14151 MORTGAGE SERVICES + [REDACTED] 0718405266 Page: 16 of 16 NO. 373 006
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SCHEDULE A - Continued

SEE EXHIBIT A ATTACHED HERETO:

LOT 30 IN BLOCK 18 IN FALCONE'S SECOND ADDITION TO CHICAGO A
SUBDIVISION OF THE SOUTH W/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP
40 NORTH, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

PHN: 13-28-216-036

PROPERTY OF COOK COUNTY CLERK'S OFFICE

06/11/2007 MON 13:48 [TX/RX NO 7102] 006