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Cover Page for Judgment - Cook County

**IN THE CIRCUIT COURT OF COOK
COUNTY**

HANMI BANK,

PLAINTIFF,

V.

**EUL KI OH; YOON HEE OH; Grace
Laundromat, Inc d/b/a J R Coin
Laundry,**

DEFENDANTS.

Case No. 13 CH 19058



Doc#: 1515344090 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2015 04:19 PM Pg: 1 of 5

Recorder's Stamp

COVER PAGE FOR RECORDING OF JUDGMENT

On May 22, 2015, Judgment was entered in the Circuit Court of the Cook County, Illinois, in Case No. **13 CH 19058**, in favor of plaintiff **Hanmi Bank**, and against the following Defendants:

- Eul Ki Oh, with an address of 700 W. Van Buren St, Apt. 1304W, Chicago, IL 60607-3634;
- Yoon Hee Oh, with an address of 700 W. Van Buren St, Apt. 1304W, Chicago, IL 60607-3634; and
- Grace Laundromat, Inc.c/o: Don Kim, Registered Agent, 8707 Skokie Boulevard, #301, Skokie, IL 60077

with **\$810,584.11** against each defendant outstanding.

An Original Copy of which Judgment is attached hereto.

Prepared by and Mail to:

Adam C. Toosley
Freeborn and Peters, LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606

Bm

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IN THE CIRCUIT COURT OF COOK COUNTY, COUNTY DEPARTMENT CHANCERY DIVISION, MORTGAGE FORECLOSURE SECTION

HANMI BANK,

Plaintiff,

v.

EUL KI OH; YOON HEE OH; GRACE
LAUNDROMAT, INC. D/B/A J R COIN
LAUNDRY; NONRECORD CLAIMANTS,
UNKNOWN TENANTS, OCCUPANTS
AND LEASEHOLDERS,

Defendants.

No. 13 CH 19058

Street Address:

5527-5531 West North Avenue

Chicago, IL 60639

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, ENTERING JUDGMENT AND ORDER FOR POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

PARCEL 1:

LOT 9 (EXCEPT THE EAST 15 FEET THEREOF) AND LOTS 10 AND 11 IN BLOCK 2 IN KEENEY'S HIGHLAND ADDITION TO AUSTIN BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 8 AND THE EAST 15 FEET OF LOT 9 IN BLOCK 3 IN KEENEY'S HIGHLAND ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Nos.: 16-04-101-001-0000 and 16-04-101-002-0000

Common Address: 5527-5531 West North Avenue, Chicago, IL 60639

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ORDER APPROVING

The real property that is the subject matter of this proceeding is a coin laundry facility and apartments on the two upper floors.

The real property was last inspected by movant or movant's agent on March 2, 2015.

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That this Court entered a Judgment of Foreclosure and Sale ("Judgment") on October 3, 2014;

That defendant, Grace Laundromat, Inc. d/b/a JR Coin Laundry ("Grace Laundromat") was served with Summons and the Verified Complaint on August 26, 2013;

That defendant, Eul Ki Oh was served with Summons and the Verified Complaint on December 6, 2013.

That defendant, Yoon Hee Oh was served with Summons and the Verified Complaint on December 6, 2013;

That all defendants answered the Complaint;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

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ORDER APPROVING

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

A deficiency judgment against Grace Laundromat, Inc. d/b/a JR Coin Laundry, Eul Ki Oh and Yoon Hee Oh *in persona* for **\$810,584.11**, is granted;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed; and

That upon confirmation herein and upon request by the successful bidder, or its assigns, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

That 735 ILCS 5/9-117 is not applicable to this Order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701.

IT IS FURTHER ORDERED:

That the successful bidder, or its assigns, is entitled to and shall have immediate possession of the mortgaged real estate, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess Grace Laundromat, Inc. d/b/a JR Coin Laundry, Eul Ki Oh and Yoon Hee Oh from the mortgaged real estate commonly known as 5527-5531 West North Avenue, Chicago, IL 60639, without further Order of Court.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an Order from the Forcible Entry and Detainer Court.

That the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

The findings contained in the paragraphs above are hereby adopted as orders of the Court.

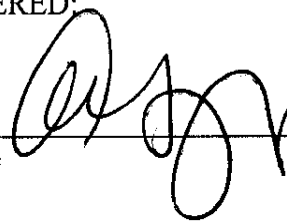
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ORDER APPROVING

That the municipality or County may contact the below with concerns about the real property: Hanmi Bank c/o: Bruce Dicks, 3660 Wilshire Blvd., Suite PH-A, Los Angeles, CA 90010.

A copy of this Order shall be sent to all Defendants within seven (7) days, at the last known address by regular mail.

ENTERED:



Judge Anna M. Loftus

Judge

MAY 22 2015

Circuit Court - 2102

FREEBORN & PETERS LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606
(312) 360-6000
Attorney Id.: 71182

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