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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 12:30 PM Pg: 1 of 5

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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 14 CH 20421 *Region: Bank d/b/a Regions Mortgage v. Fakour-Zaker, Florence, et al.*, an order was entered reforming the legal description of the mortgage recorded July 25, 2012 as document 1220745005. A copy of the order is attached hereto.

Prepared by and return to:

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

14-074447

CCRD REVIEWER

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

REGIONS BANK D/B/A REGIONS MORTGAGE
PLAINTIFF,

-vs-

FLORENCE FAKOUR-ZAKER A/K/A F.
FAKOUR-ZAKER A/K/A FLORENCE FAKOUR;
GLENVIEW STATE BANK; CEDAR RUN
HOMEOWNERS ASSOCIATION; CEDAR RUN
XI CONDOMINIUM ASSOCIATION A/K/A
CEDAR RUN XI

DEFENDANTS

NO. 14 CH 20421

PROPERTY ADDRESS:
1319 BRAVER COURT
UNIT 101B
WHEELING, IL 60090

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 and its associated documents, due notice having been given, and the Court being fully advised in the premises;

THE COURT FINDS:

1. On or about July 11, 2012, Florence Fakour-Zaker a/k/a F. Fakour-Zaker 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 and its associated documents, with said errors, as follows:

See attached Exhibit A

3. That the Subject Mortgage and its associated documents correctly purports to affect the property with a common street address of 1319 Braver Court, Unit 101B, Wheeling, IL 60090, bearing a permanent index number of 03-04-203-063-1034. The accurate legal description is:

**PARCEL ONE:
UNIT 101B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN CEDAR RUN XI CONDOMINIUM AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS**

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DOCUMENT NUMBER 22557152, AS AMENDED FROM TIME TO TIME, OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 22109221, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage and its associated documents be an encumbrance against the property commonly known as 1319 Braver Court, Unit 101B, Wheeling, IL 60090, bearing permanent index No. 03-04-203-063-1034 and that the legal description on the mortgage and its associated documents be accurate.
5. The error/omission appearing in the mortgage and its associated documents legal description was inadvertent and without the knowledge of either of the parties to the mortgage.
6. Notwithstanding this inadvertent omission, the mortgage and its associated documents still contains sufficient information necessary to identify the property commonly known as 1319 Braver Court, Unit 101B, Wheeling, IL 60090.
7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 1319 Braver Court, Unit 101B, Wheeling, IL 60090.

IT IS THEREFORE ORDERED:

- A) That the Mortgage dated July 11, 2012 and recorded July 25, 2012 as document number 1220745005, and its associated documents is and remains a valid lien against the property commonly known as 1319 Braver Court, Unit 101B, Wheeling, IL 60090.
- B) That the Mortgage dated July 11, 2012 and recorded July 25, 2012 as document number 1220745005, together with any associated documents subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

PARCEL ONE:

UNIT 101B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CEDAR RUN XI CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22557152, AS AMENDED FROM TIME TO TIME, OF

UNOFFICIAL COPY

THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS
SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS
DOCUMENT NUMBER 22109221, 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 1319 Braver Court, Unit 101B, Wheeling, IL 60090, IL bearing a permanent index number of 03-04-203-063-1034; 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

ENTERED
JUDGE ROBERT E. SENECHALLE -1915
APR 29 2015
DOUGLAS B. BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Shapiro Kreisman & Associates, LLC
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
Attorney No: 42168

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Order ID: 14171408
Loan Number: 0896998494

Exhibit A

The following described property:

Parcel 1:

Unit 1013 together with its undivided percentage interest in the common elements in Cedar Run Condominium as delineated and defined in the Declaration recorded as Document Number 22557152, as amended from time to time, of the Northeast 1/4 of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document Number 22109221, in Cook County, Illinois.

Assessor's Parcel No: 03-04-203-063-1034

The company assumes no liability for loss or damage whatsoever for any errors, omissions or inaccuracies in the information supplied.

EXHIBIT A