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Doc#: 1520934095 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2015 02:50 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

AZ SPE LLC,

Plaintiff,

v.

Sandhu Petroleum Corporation Number 2,
Tawakul 786, Inc., BNU Petroleum, Inc., Mazen
Abboud, Sandhu Petroleum, Inc., Sandhu
Enterprises, Inc., Sandhu Decatur LLC-Barrington,
Sandhu Decatur LLC-Forsyth, Sandhu Decatur
LLC-Wyckles, Sandhu Decatur LLC-Borchers,
Sandhu Decatur LLC, SMHR Holding Company
LLC, Harjinder Singh, Navdeep Gill, Nonrecord
Claimants, and Unknown Owners,

Defendants.

Case No. 14 CH 11766

Related to 14 CH 11767
14 CH 11768
14 CH 11855

401 E. 87th Street
Chicago, IL 60619

Calendar 57

CCRD REVIEWER

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CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/15-1402

THIS CAUSE coming to be heard on Motion of the parties for the entry of a Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402, the Defendants having expressly consented to said judgment and the Court findings as follows:

1. That the mortgagor Defendants have expressly consented to the entry of this Consent Judgment of Foreclosure.
2. That the effect of said judgment by consent will satisfy the mortgage indebtedness and vest absolute title to the mortgaged real estate known as 401 E. 87th Street, Chicago, IL 60619 to AZ SPE, LLC, free and clear of all claims and liens and interest of the mortgagors including all rights of reinstatement and redemption and the rights of all other persons made parties to the foreclosure whose interest are subordinate to that of Plaintiff.
3. That Plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagors.
4. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
5. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
6. That no party has objected to the entry of this Consent Judgment of Foreclosure.
7. That the entry of this Consent Judgment of Foreclosure shall constitute a bar against the Plaintiff from obtaining a personal deficiency judgment against the mortgagor or any other persons liable for the mortgage indebtedness.
8. That the parties have agreed that the Defendants, who are in possession of the subject Property, shall immediately tender possession of the Property.

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IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate possession of the subject Property.

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of Plaintiff AZ SPE, LLC.

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 401 E. 87th Street, Chicago, IL 60619 is hereby vested in the name of AZ SPE, LLC, as grantee to the property legally described as follows:

LOTS 1,2,3 AND 4 IN BLOCK 28 IN S. E. GROSS' SUBDIVISION OF BLOCK 27 TO 42 BOTH INCLUSIVE IN DAUPHIN PARK SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 401 E. 87th Street, Chicago, IL 60619

Real Property Tax Identification Number is: 25-03-200-015-0000

IT IS FURTHER ORDERED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook County for the purpose of conveying clear and absolute title to grantee, AZ SPE, LLC.

Dated: _____

David R. Sweis, Esq.
Sweis Law Firm, P.C.
2803 Butterfield Rd., Suite 170
Oak Brook, IL 60523
Ph. 630-575-8505
david@sweislaw.com

Entered: _____
Associate Judge
Allen Price Walker
APR 24 2015
Judge
Circuit Court - 2071

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

Date **DOROTHY BROWN JUL 28 2015**

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

