

# UNOFFICIAL COPY



Doc#: 1522944082 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2015 04:47 PM Pg: 1 of 5

space reserved for recording information

## 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 15 CH 4240 *MidFirst Bank v. Phipps, Rosia, et al.*, an order was entered reforming the legal description of the mortgage recorded April 29, 2005 as document 0511916166. 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

15-075242

BW

# UNOFFICIAL COPY

15-075242

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

MIDFIRST BANK  
PLAINTIFF,

-vs-

ROSIA PHIPPS, JOYCE A. ROBINSON;  
UNITED STATES OF AMERICA; CAPITAL  
ONE BANK (USA), N.A.; MIDLAND  
FUNDING, LLC; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS

DEFENDANTS

NO. 15 CH.4240

PROPERTY ADDRESS:  
855 WEST 50TH STREET  
CHICAGO, IL 60609

**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 April 19, 2005, Rosia Phipps, Lela F. Phipps, and Joyce A. Robinson 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 855 West 50th Street, Chicago, IL

# UNOFFICIAL COPY

60609, bearing a permanent index number of 20-08-219-002-0000. The accurate legal description is:

**LOT 30 IN BLOCK 5 IN LIBRARY SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 855 West 50th Street, Chicago, IL 60609, bearing permanent index No. 20-08-219-002-0000 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 855 West 50th Street, Chicago, IL 60609.
7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 855 West 50th Street, Chicago, IL 60609.

**IT IS THEREFORE ORDERED:**

- A) That the Mortgage dated April 19, 2005 and recorded April 29, 2005 as document number 0511916166, and its associated documents is and remains a valid lien against the property commonly known as 855 West 50th Street, Chicago, IL 60609.
- B) That the Mortgage dated April 19, 2005 and recorded April 29, 2005 as document number 0511916166, together with any associated documents subsequent

# UNOFFICIAL COPY

assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

**LOT 30 IN BLOCK 5 IN LIBRARY SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, 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 855 West 50th Street, Chicago, IL 60609, IL bearing a permanent index number of 20-08-219-002-0000; 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

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

Judge Daniel Patrick Brennan  
AUG 05 2015  
Circuit Court 1932

# UNOFFICIAL COPY

0511916166 Page: 10 of 10

## EXHIBIT "A"

All that certain parcel of land lying and being situated in the County of COOK, State of IL, to-wit:

LOT 30 IN BLOCK 5 IN LINDARY SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF RAILROAD OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Map Reference: 20-08-219-002

Being that parcel of land conveyed to JOYCE A. ROBINSON, LELA F. PHIPPS AND ROSIA PHIPPS, JOINT TENANCY from ODESTER BURTON M, DIVORCED AND NOT SINCE REMARRIED by that deed dated 03/01/1988 and recorded 03/03/1988 in deed DOCUMENT NO. 88092620 of the COOK County, IL Public Registry.

Order Number:   
Reference Number: 

# EXHIBIT A