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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2015 04:47 PM Pg: 1 of 5

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

Colfin Bulls A Finance Sub, LLC, as assignor
to 3625 Western Investments, LLC,

Case No. 2013 CH 14329

Plaintiff,

Property Location:

v.

3621-25 N. Western Ave., Chicago

Champion Cycle Center, Inc., Chicago Title &
Trust Co. a/t/u Trust No. 98153; Chicago Title
& Trust Co. a/t/u Trust 914, unknown owners
and non-record claimants,

Defendants.

JUDGMENT OF CONSENT FORECLOSURE

This cause coming to be heard on Plaintiff 3625 Western Investment, LLC's Motion for Judgment of Consent Foreclosure pursuant to 735 ILCS 5/15-1402, the parties, other than Unknown Owners and Non-Record Claimants, being in agreement, due notice having been given, the Court being fully advised in the premises, IT IS HEREBY ORDERED THAT:

1. **JURISDICTION:** The Court has jurisdiction over the parties hereto and the subject matter hereof.
2. **PROPERTY FORECLOSED:** The Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder and/or Registrar for Cook

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County, Illinois as Document No. 0020944804, and the property herein referred to is described as follows:

THOSE PARTS OF LOTS 75, 76, 77 AND 78 LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19 IN SHELDON ESTATE SUBDIVISION OF BLOCK 23 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS

3. **MORTGAGE NOTE:** The Mortgage herein foreclosed secures a Promissory Note dated September 19, 2001 in the original principal amount of \$800,000, given by Champion Cycle Center, Inc. to evidence a loan in said amount, as restated and modified.
4. **EXHIBITS:** True and correct copies of the original mortgage and the original note are attached to the Complaint filed herein.
5. **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of Court.
 - a. The subject real estate is not residential as defined in 735 ILCS 5/15-1219
 - b. The Court has obtained jurisdiction over the owners of the right of redemption as set forth in The Attorney's Certificate of Service and Defaulted Parties.
 - c. The Mortgagor(s) have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601 (c).
 - d. In consideration of entry of this Judgment by Consent, the plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor(s), and against all other persons liable for the indebtedness or other obligations secured by the mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).
 - e. That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603
6. Based upon the pleadings, proofs and admission(s), Plaintiff has standing, capacity and authority to maintain this cause.

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7. The pleadings and proof presented in the cause are sufficient to support the entry of this judgment.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

1. **JUDGMENT:** A Consent Judgment for Foreclosure be entered pursuant to 735 ILCS 5/15-1506 and 35 ILCS 5/15-1402.

2. **VESTING TITLE:** Title to the real estate described herein is vested absolutely in MR 3629 WESTERN WAVELAND LLC and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in MR 3629 WESTERN WAVELAND LLC. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois.

3. **TERMINATION OF SUBORDINATE INTERESTS:** The Court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this consent judgment having been filed of record, then the defendants and all persons claiming by, through or under them, or any of them since the commencement of this suit are forever barred, and foreclosed of any right, title, interest, claim, lien or right to redeem in and to the mortgaged real estate.

- a. This Judgment and all orders entered pursuant to said judgment are valid as stated above. The inadvertent failure to name a subordinate record claimant will not invalidate this Judgment. Plaintiff may take title and file a subsequent action to determine the redemptive rights of such a party. Should such a claimant not exercise its redemptive rights within the stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property.

4. **POSSESSION:** The Plaintiff or its legal representative or assigns shall be let into possession of said premises immediately after entry of this order, and any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall surrender possession of said premises.

5. **JURISDICTION:** The Court retains jurisdiction over the parties and subject mat-

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ter of this cause for the purpose of enforcing this Judgment.

6. **APPEALABILITY:** This is the final Judgment order in this case.

7. The Sherriff of Cook County is hereby directed to evict Champion Cycle Center, Inc., Chicago Title & Trust Co. a/t/u Trust No. 98513; Chicago Title & Trust Co. a/t/u Trust 914, unknown owners and non-record claimants from the premises commonly known as 3621-25 N. Western Avenue, Chicago, IL 60618 without further delay and without further order of the court immediately after entry of this order.

8. IT IS FURTHER ORDERED that the Consent Judgment 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 Judgment issued hereunder without affixing any transfer stamps.

9. 735 ILCS 5/9-117 is not applicable to this Judgment.

10. This order may be recorded with the appropriate county recorder.

Enter: Judge Freddrenna M. Lyle

Dated: OCT 02 2015

Circuit Court – 2064

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Property of Cook County Clerk's Office

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

Date **DOROTHY BROWN OCT 02 2015**

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

