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Karen A. Yarbrough
Cook County Recorder of Deeds
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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 12 CH 15510 *RBS Citizens, N.A. v. Marzano, Daniel, et al.*, an order was entered reforming the legal description of the mortgage recorded June 4, 2009 as document 0915548007. A copy of the order is attached hereto.

Prepared by and return to:

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

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

RBS CITIZENS, N.A.
PLAINTIFF,

-vs-

DANIEL P. MARZANO A/K/A DANIEL
MARZANO; WEST TOWN SAVINGS BANK
DEFENDANTS

NO. 12 CH 15510

PROPERTY ADDRESS:
10210 SOUTH TRUMBULL AVENUE
EVERGREEN PARK, IL 60805

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

THE COURT FINDS:

1. On or about March 25, 2009, Daniel P. Marzano and Barbara Marzano 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, with said errors, as follows:

See attached Exhibit A

3. That the Subject Mortgage correctly purports to affect the property with a common street address of 10210 South Trumbull Avenue, Evergreen Park, IL 60805, bearing a permanent index number of 24-11-432-008-0000. The accurate legal description is:

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LOT 3 IN BLOCK 2 IN WIEGEL & KILGALLEN'S 9TH ADDITION TO CRAWFORD GARDENS, BEING A SUBDIVISION OF THAT PART OF LOTS 3, 4 AND 5 IN COMMISSIONER'S PARTITION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SAID SECTION 11, IN COOK COUNTY, ILLINOIS.

4. It was the intent of the parties that the mortgage be an encumbrance against the property commonly known as 10210 South Trumbull Avenue, Evergreen Park, IL 60805, bearing permanent index No. 24-11-432-008-0000 and that the legal description on the mortgage be accurate.

5. The error/omission appearing in the mortgage legal description was inadvertent and without the knowledge of either of the parties to the mortgage.

6. Notwithstanding this inadvertent omission, the mortgage still contains sufficient information necessary to identify the property commonly known as 10210 South Trumbull Avenue, Evergreen Park, IL 60805.

7. Notwithstanding this inadvertent omission, the mortgage still encumbers, and is a valid lien upon the property commonly known as 10210 South Trumbull Avenue, Evergreen Park, IL 60805.

IT IS THEREFORE ORDERED:

A) That the Mortgage dated March 25, 2009 and recorded June 4, 2009 as document number 0915548007, is and remains a valid lien against the property commonly known as 10210 South Trumbull Avenue, Evergreen Park, IL 60805.

B) That the Mortgage dated March 25, 2009 and recorded June 4, 2009 as document number 0915548007, together with any subsequent assignments thereof, are hereby reformed to reflect the correct legal description, which is as follows:

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LOT 3 IN BLOCK 2 IN WIEGEL & KILGALLEN'S 9TH ADDITION TO CRAWFORD GARDENS, BEING A SUBDIVISION OF THAT PART OF LOTS 3, 4 AND 5 IN COMMISSIONER'S PARTITION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SAID SECTION 11, 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 10210 South Trumbull Avenue, Evergreen Park, IL 60805, IL bearing a permanent index number of 24-11-432-008-0000; 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: _____

Frederica M. Lyle
Judge
FEB 26 2018
Circuit Court - 2064
Judge

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

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0915548007 Page: 17 of 17

Exhibit A - Attached Legal Description

For property situated in the _____ of _____, County of Cook, State of IL,

Lot 3 in Block 2 in Wiegell & Kilgallen's 9th Addition to Crawford Gardens, being a subdivision of that part of lots 3, 4 and 5 in Commissioner's Partition of the West half of the Southeast 1/4 of Section 11, Township 37 North, Range 13, East of the Third Principal Meridian, lying in the South 1/2 of the East 1/2 of the West 1/2 of said Southeast 1/2 of said Section 11, in Cook County, Illinois.

Tax ID: 24-11-432-008-0070

More commonly known as: 10710 S. Trumbull Avenue, Evergreen Park, IL 60805

IL-100393-CLTY

PUBLIC RECORD
Cook County Clerk's Office

Public Record

EXHIBIT A