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Memorandum of Judgment

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

COLFIN BULLS FUNDING A, LLC,
a Delaware limited liability company,
Plaintiff,

v.

LAMISTAR TECHNOLOGY CORPORATION;
JOSE E. LAMAS; FIRST MERIT BANK, N.A.;
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,
Defendants.



Doc#: 1608929021 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 11:55 AM Pg: 1 of 5

Recorder's Stamp

No. 11 CH 10933

MEMORANDUM OF JUDGMENT

On March 28, 2016, judgment was entered in this court
in favor of the plaintiff COLFIN BULLS FUNDING A, LLC
and against defendant Lamistar Technology Corporation and Jose E. Lamas, jointly and severally
whose address is 5014 West Cornelia Avenue, Chicago, IL 60641
in the amount of \$ 285,591.59.

A CERTIFIED COPY OF THE FOREGOING JUDGMENT IS ATTACHED HERETO

Atty. No.: 48614
Name: Thompson Coburn LLP
Atty. for: Plaintiff
Address: 55 East Monroe Street, 37th Floor
City/State/Zip: Chicago, Illinois 60603
Telephone: 312-346-7500

Judge Pamela McLean Meyerson

MAR 28 2016

Circuit Court - 2097

2A

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

COLFIN BULLS FUNDING A, LLC,
a Delaware limited liability company,

Plaintiff,

v.

LAMISTAR TECHNOLOGY CORPORATION;
JOSE E. LAMAS; FIRSTMERIT BANK, N.A.;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,

Defendants.

No. 2011 CH 10933

Address of Property:
4962 N. Milwaukee Ave., Unit C-1
Chicago, Illinois 60630

ORDER

THIS MATTER coming on to be heard before this Honorable Court on Plaintiff's Motion for Confirmation of Judicial Sale and for Additional Relief, the Court having examined the Report of Sale and Distribution, and being fully advised in the premises, **finds:**

1. Due notice of the hearing of the Motion for Confirmation of Judicial Sale and for Additional Relief was given to all parties entitled to notice.
2. The Judicial Sales Corporation has proceeded in due form of law and in accordance with the terms of the Judgment of Foreclosure and Sale and Other Relief entered herein (the "Judgment").
3. A notice required by ILCS §15-1507(c) was given.
4. The terms of the sale were fair and not unconscionable.
5. The sale was conducted fairly and without fraud.
6. Justice was done by the sale.
7. Defendants Lamistar Technology Corporation and Jose E. Lamas right of redemption was waived and the reinstatement period has expired without reinstatement having been exercised.

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8. Michael Zucker is the receiver of the Property and either he or one of his agents inspects the Property on a regular basis.

9. The holder of the Certificate of Sale is Plaintiff ColFin Bulls Funding A, LLC, c/o Tanya McLaughlin, 515 S. Flower Street, 44th Floor, Los Angeles, CA 90071; (310) 752-5033. Holder is immediately entitled to possession of the property as described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

10. There remains a total deficiency against Defendants Lamistar Technology Corporation and Jose E. Lamas, jointly and severally, and in favor of Plaintiff in the amount of \$285,591.59.

11. The Northern District of Illinois Bankruptcy Search results, provided by Plaintiff to this Court, demonstrate that Defendants Lamistar Technology Corporation and Jose E. Lamas are not currently subject to bankruptcy proceedings, and the deficiency sought by Plaintiff herein against Defendants Lamistar Technology Corporation and Jose E. Lamas, jointly and severally, has not been discharged in any bankruptcy.

12. This Court has personal jurisdiction over Defendants Lamistar Technology Corporation and Jose E. Lamas pursuant to service of process completed on April 2, 2011 at 5014 West Cornelia Avenue, Chicago, Illinois 60641.

IT IS HEREBY ORDERED THAT:

- A. The Report of Sale and Distribution is approved and the sale is confirmed;
- B. The Judicial Deed to the Property shall be issued to the holder of the Certificate of Sale which Judicial Deed shall be deemed to convey the Property; said conveyance shall be an entire bar to all claims in or to the Property of the Defendants and all persons claiming thereunder;

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C. The holder of the Certificate of Sale is granted immediate possession of the Property without further notice to any party and without further order of the Court;

D. The Sheriff of Cook County is directed to evict and dispossess Defendants Lamistar Technology Corporation and Jose E. Lamas of/from the real property commonly known as 4962 N. Milwaukee Avenue, Unit C-1, Chicago, Illinois 60630, thirty (30) days after entry of the order.

E. ^{On Count I of the Complaint, a} A personal deficiency judgment is hereby entered against Defendants Lamistar Technology Corporation and ~~Jose E. Lamas, jointly and severally~~, and in favor of Plaintiff in the

amount of \$285,591.59. ^{On Count III of the Complaint, judgment is entered against defendant Jose E. Lamas on his guaranty and in favor of Plaintiff in the amount of \$285,591.59. The liability of defendants for the monetary judgments of Counts I and III is joint and several.}

F. The receiver appointed herein is hereby discharged.

G. ^{On Count II of the Complaint, a} A copy of this Order shall be sent via regular mail within seven (7) days to the last known address of the Defendants Lamistar Technology Corporation and Jose E. Lamas; and

H. There is no just reason to delay enforcement of or appeal from this final order.

Judge Pamela McLean Meyerson

MAR 28 2016

Entered:  Circuit Court - 2097

Justin M. Newman
Jeffrey A. Merar
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603
(312) 346-7500
Firm I.D. 48614

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

COMMERCIAL UNIT C-1 IN THE 4962 N. MILWAUKEE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 45 IN THE VILLAGE OF JEFFERSON, A SUBDIVISION OF PART OF SECTIONS 8 AND 9 AND 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 29, 1855, IN BOOK 85 OF PLATS, PAGE 101, AND RE-RECORDED SEPTEMBER 27, 1873 AS DOCUMENT NUMBER 128220, IN BOOK 6 OF PLATS, PAGE 27, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0535510057, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0535510057.

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Address of Property: 4962 N. Milwaukee Avenue, Unit C-1
Chicago, Illinois 60630

Permanent Index No.: 13-09-318-043-1009