# **UNOFFICIAL COPY**

Memorandum of Judgment -IN The CIRCUIT COURT OF COOK COUNTY. ELINOIS, COUNTY DEPARTMENT, **CHANCERY DIVISION** COLFIN BULLS B FINANCE SUB, LLC, a Delaware limited liability company, and COLFIN BULLS FUNDING A, LLC, a Delaware limited liability company,

SUNG NAM OH; DUCK JA OH; UNKNOWN OWNERS and NON-RECORD CLAIMANTS,



Doc#: 1612044059 Fee: \$48.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/29/2016 03:48 PM Pg: 1 of 6

Ño.	13 CH 19735

Circuit Court - 2065

# Solution Of Coop MEMORAND IM OF JUDGMENT

On	March 23	, 2016	_, judgment was entered in this court			
in favor of the plaintiffs	COLFIN BULLS B FIN		N COLFIN BULLS FUNDING A, LLC			
	ung Nam Oh and Duck		everally,			
whose address is 8828 Niles Center Road, 305, Skokie, IL 60077						
in the amount of \$3	43,912.83 .					
A CERTIFIED COPY OF THE FOREGOING JUDGMENT IS ATTACHED HERETO						
Atty. No.: 48614		.//				
Name: Thompson Col	ourn LLP		1062			
Atty. for: Plaintiff						
Address: 55 East Monr	oe Street, 37th Floor		/ /			
City/State/Zip: Chicago,	Illinois 60603	— 4/	7.7 / A siched F. Otto			
Telephone: 312-346-75	00	'/	Judge Prison			
		<del>_</del>	APR 2			

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# **UNOFFICIAL COPY**

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

COLFIN BULLS B FINANCE SUB, LLC,	)	
a Delaware limited liability company, and	)	
COLFIN BULLS FUNDING A, LLC,	ĺ	
a Delaware limited liability company,		
a belawate fillified flathing company,	)	Case No. 2013 CH 19735
Plaintiffs,	)	
·	)	Mortgage and Security
v.	j	Agreement Foreclosure
	)	and Other Relief
SUNG NAM OFF; DUCK JA OH; UNKNOWN	)	
OWNERS and NON-RECORD CLAIMANTS,	)	3236 W. Bryn Mawr Avenue
	í	Chicago, IL 60659
$\mathcal{D}$ endants	)	Ombago, 12 00057
<b>6</b> / <sub>2</sub>	,	

#### **ORDER**

THIS MATTER coming on to be heard before this Honorable Court on Plaintiffs' 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 Molice 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 Sung Nam Oh and Duck Ja Oh (also referred to collectively herein as "Mortgagor") right of redemption was waived and the reinstatement period has expired without

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reinstatement having been exercised.

- 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 holders of the Certificate of Sale are Plaintiffs ColFin Bulls B Finance Sub, LLC, and ColFin Bulls Funding A, LLC, c/o Phillip Francis, 515 S. Flower Street, 44<sup>th</sup> Floor, California, 90071; (310) 752-5037. Holders are immediately entitled to possession of the property as described in Exhibit A, artac led hereto and incorporated herein by reference (the "Property").
- 10. There remains a total deficiency against Defendants Sung Nam Oh and Duck Ja Oh, jointly and severally, and in fever of Plaintiffs in the amount of \$343,912.83.
- 11. The Northern District of Illinois Bankruptcy Search results, provided by Plaintiffs to this Court, demonstrate that Defendants Sung Nam Oh and Duck Ja Oh are not currently subject to bankruptcy proceedings, and the deficiency sought by Plaintiffs herein against Defendants Sung Nam Oh and Duck Ja Oh, jointly and severally, has not been discharged in any bankruptcy.
- 12. This Court has personal jurisdiction over Defendant's Sung Nam Oh and Duck Ja Oh pursuant to service of process completed on October 22, 2013 at 8828 Niles Center Road, 305, Skokie, IL 60077.

#### 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 holders 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 holders 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 Sung Nam
  Oh and Duck Ja Oh of/from the real property commonly known as 3236 W. Bryn Mawr Avenue,
  Chicago, Illinois 60659, *instanter*.
- E. A personal deficiency judgment is hereby entered against Defendants Sung Nam Oh and Duck Ja Oh, jointly and severally, and in favor of Plaintiffs in the amount of \$343,912.83.
  - F. The receiver appointed herein is hereby discharged.
- G. A copy of this Greer shall be sent via regular mail within seven (7) days to the last known address of the Mortgagor; and

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

Judge Michael F. Otto

APR 1 5 2016

Circuit Court - 2065

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

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DOOR TO OK

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

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

Thy Clarks Office

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## EXHIBIT A LEGAL DESCRIPTION

LOT 16 IN BLOCK 55 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVE ADDITION TO ARCADIA TERRACE SUBDIVISION OF PARTS OF SECTION 1 AND 2 IN THE 40N, <R 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 13, 1915 AS DOCUMENT NO 5671408, IN COOK COUNTY ILLINOIS.

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: 3236 W Bryn Mawr Avenue, Chicago, IL 60659

Tax Identification No.: 13-02-432-017-0000