

# UNOFFICIAL COPY

## Memorandum of Judgment

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,  
a Delaware limited liability company,  
v.

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

No. 13 CH 19735

### MEMORANDUM OF JUDGMENT

On March 23, 2016, judgment was entered in this court  
in favor of the plaintiffs COLFIN BULLS B FINANCE SUB, LLC and COLFIN BULLS FUNDING A, LLC  
and against defendant Sung Nam Oh and Duck Ja Oh, jointly and severally,  
whose address is 8828 Niles Center Road, 305, Skokie, IL 60077  
in the amount of \$ 343,912.83.

**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

*[Handwritten Signature]* 2016

4/27/16

Judge Michael F. Otto

APR 27 2016  
Circuit Court - 2055

*[Handwritten mark]*



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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, attached 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 favor 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 Defendants 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 Order 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.

Entered: \_\_\_\_\_

Judge Michael F. Otto

APR 15 2016

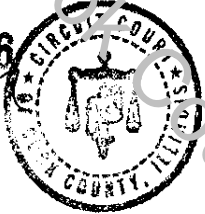
Circuit Court - 2065

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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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.  
**DOROTHY BROWN** APR 26 2016  
Date *Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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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