

# UNOFFICIAL COPY

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## Memorandum of Judgment

IN THE CIRCUIT COURT FOR THE FIFTH  
JUDICIAL CIRCUIT COLES COUNTY,  
ILLINOIS

FIRST-CITIZENS BANK & TRUST  
COMPANY, as successor-in-interest  
to Temecula Valley Bank, N.A.

v.

SONTEJROH CORP., an Illinois  
corporation; NAT M. ZALA, PAUL  
ZALA; FIRST-CITIZENS BANK &  
TRUST COMPANY; CITY OF  
MATTOON; UNKNOWN OWNERS and  
NONRECORD CLAIMANTS,



Doc# 1634419876 Fee \$44.00

KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/09/2016 03:04 PM PG: 1 OF 4

Recorder's Stamp

No. 15 CH 70

## MEMORANDUM OF JUDGMENT

On November 28, 2016, judgment was entered in this court  
in favor of the plaintiff FIRST-CITIZENS BANK & TRUST COMPANY

and against defendants Nat M. Zala and Paul Zala

whose address is 1335 Lorraine Place, Schaumburg IL and 21 Kristen Drive, Schaumburg, IL

in the amount of \$ 2,750,412.10.

A CERTIFIED COPY OF THE FOREGOING JUDGMENT IS ATTACHED HERETO

Name: Robert F. Rabin (Thompson Coburn LLP)

Atty. for: FIRST-CITIZENS BANK & TRUST COMPANY

Address: 55 East Monroe Street, 37th Floor

City/State/Zip: Chicago, IL 60603

Telephone: 312-346-7500

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IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT  
COLES COUNTY, ILLINOIS

FILED  
NOV 28 2016  
Circuit Clerk COLES COUNTY ILLINOIS

FIRST-CITIZENS BANK & TRUST  
COMPANY, as successor-in-interest to Temecula  
Valley Bank, N.A.

Plaintiff,

v.

SONTEJROH CORP., an Illinois corporation;  
NAT M. ZALA; PAUL ZALA; FIRST-  
CITIZENS BANK & TRUST COMPANY;  
CITY OF MATTOON; UNKNOWN OWNERS  
and NONRECORD CLAIMANTS,

Defendants.

No. 15 CH 70

Property address:  
4922 Paradise Road  
Mattoon, Illinois

### ORDER

This cause coming to be heard on Plaintiff's Motion for Judgment on Counts I, III, IV, VI, VII, IX, X and XII of Verified Complaint to Foreclose Mortgages and for Other Relief, due notice having been given, and the Court being fully advised in the premises;

IT IS HEREBY ORDERED THAT:

1. Plaintiff's Motion for Judgment on Counts I, III, IV, VI, VII, IX, X and XII of Verified Complaint to Foreclose Mortgages and for Other Relief is granted.
2. Summary judgment is entered in favor of Plaintiff and against Defendant Nat M. Zala on Count III of the Complaint to Foreclose Mortgages and for Other Relief (the "Complaint") in the amount of \$2,044,684.<sup>83</sup>, which sum consists of the unpaid principal balance of the promissory note dated November 7, 2008 in the original principal sum of \$2,000,000.00 (the "First Note") (\$1,646,913.01), unpaid accrued interest through November 7, 2016 (\$261,768.27), unpaid late fees and costs (\$24,672.16), additional prejudgment interest in the amount of \$225.60 per day from November 8, 2016 through the entry of judgment (\$4,737.<sup>60</sup>), expenses associated with the mortgaged premises which is the subject of this lawsuit allocated to the First Note (\$49,829.49), and reasonable attorneys' fees and allowable costs allocated to the First Note (\$56,764.30).
3. Summary judgment is entered in favor of Plaintiff and against Defendant Paul Zala on Count IV of the Complaint in the amount of \$2,044,684.<sup>83</sup>, which sum consists of the unpaid

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principal balance of the First Note (\$1,646,913.01), unpaid accrued interest through November 7, 2016 (\$261,768.27), unpaid late fees and costs (\$24,672.16), additional prejudgment interest in the amount of \$225.60 per day from November 8, 2016 through the entry of judgment (\$4,737.<sup>60</sup>), expenses associated with the mortgaged premises which is the subject of this lawsuit allocated to the First Note (\$49,829.49), and reasonable attorneys' fees and allowable costs allocated to the First Note (\$56,764.30).

4. Summary judgment is entered in favor of Plaintiff and against Defendant Nat M. Zala on Count IX of the Complaint in the amount of \$705,727.<sup>27</sup>, which sum consists of the unpaid principal balance of the promissory note dated November 7, 2008 in the original principal sum of \$787,000.00 (the "Second Note") (\$705,727.27), unpaid accrued interest through November 7, 2016 (\$51,621.01), additional prejudgment interest in the amount of \$98.02 per day from November 8, 2016 through the entry of judgment (\$2,058.<sup>42</sup>), unpaid late fees and costs (\$8,753.39), expenses associated with the mortgaged premises which is the subject of this lawsuit allocated to the Second Note (\$19,378.14), and reasonable attorneys' fees and allowable costs allocated to the Second Note (\$22,075.00).

5. Summary judgment is entered in favor of Plaintiff and against Defendant Paul Zala on Count X of the Complaint in the amount of \$705,727.<sup>27</sup>, which sum consists of the unpaid principal balance of the Second Note (\$705,727.27), unpaid accrued interest through November 7, 2016 (\$51,621.01), additional prejudgment interest in the amount of \$98.02 per day from November 8, 2016 through the entry of judgment (\$2,058.<sup>42</sup>), unpaid late fees and costs (\$8,753.39), expenses associated with the mortgaged premises which is the subject of this lawsuit allocated to the Second Note (\$19,378.14), ~~sums advanced~~ by Plaintiff in September 2016 to pay the ~~2015~~ and reasonable attorneys' fees and allowable costs allocated to the Second Note (\$22,075.00).

6. Summary judgment is entered in favor of Plaintiff and against Defendants Sontejroh Corp., Nat M. Zala and Paul Zala on Counts VI and XII of the Complaint.

