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*This Document Prepared By And  
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Doc# 1712529005 Fee \$68.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/05/2017 09:55 AM PG: 1 OF 10

For Recorder's Use Only

**NOTICE OF JUDGMENT**

The undersigned, for purposes of recording the transfer of property detailed in the attached Judgment, hereby records the attached with the Cook County Recorder of Deeds.

May 4, 2017

SIGNATURE BANK,  
an Illinois state chartered commercial bank

By: 

Name: Matthew Brotschul

Its: Agent

ACKNOWLEDGED ON THIS 4<sup>TH</sup> DAY OF  
MAY, 2017



NOTARY PUBLIC



Bm

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

SIGNATURE BANK,

Plaintiff,

v.

MIL PROPERTY GROUP, LLC SERIES 2, ERIK C. SACHS, MARK A. MASINO, MIL PROPERTY GROUP, LLC, CITY OF CHICAGO, BOARD OF MAPLEWOOD CONDOMINIUMS ASSOCIATION, STATE OF ILLINOIS DIRECTOR OF EMPLOYMENT SECURITY, AJ INVESTCO, LLC, as successor in interest to Ridgestone Bank, 5722 SOUTH LASALLE CONDOMINIUM ASSOCIATION BOARD OF MEMBERS, 7701 SOUTH CORNELL CONDOMINIUM ASSOCIATION BOARD OF MEMBERS, UNKNOWN OWNERS, UNKNOWN OCCUPANTS, UNKNOWN TENANTS, and NON-RECORD CLAIMANTS,

No. 16 CH 02112

7207 S. Champlain Ave.  
Chicago, Illinois 60619

6610 S. Drexel Ave.  
Chicago, Illinois 60637

6936 S. Kimbark  
Chicago, Illinois 60649

1723 N. Maplewood, Unit 2  
Chicago, Illinois 60647

1306 E. 69th Street  
Chicago, Illinois 60637

7019 S. Dante Avenue  
Chicago, Illinois 60637

7746 S. Greenwood Ave.  
Chicago, Illinois 60619

Unit #1, #2, #3 5722 LaSalle St.  
Chicago, Illinois 60637

1637 E. 77th Street  
Chicago, Illinois 60649

7722 S. Greenwood Ave.  
Chicago, Illinois 60619

Defendants.

*Handwritten notes:*  
7005  
6610

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## AMENDED JUDGMENT FOR FORECLOSURE AND POSSESSION BY CONSENT

THIS CAUSE coming to be heard by this Court upon the Motion of Signature Bank (“*Plaintiff*”) for entry of a Judgment for Foreclosure and Possession by Consent (hereinafter referred to as the “*Judgment*”), and Defendant-Mortgagors Mil Property Group, LLC and MIL Property Group, LLC Series 2 (“*Mortgagors*”) consenting, the Court FINDS:

(1) **JURISDICTION:** The Court has jurisdiction over the parties hereto and the subject matter hereof.

(2) **ALLEGATIONS PROVEN:** All the material allegations of the Amended Complaint for Foreclosure and Other Relief (the “*Complaint*”) filed pursuant to 735 ILCS 5/15-1504 and 5/15-1402(a)(2) are true and proven; and that by entry of this Judgment for Foreclosure and Possession, the Mortgages which are the subject matter of these proceedings are extinguished and merged into the Judgment, and default no longer exists, but has been replaced by the Judgment.

(3) **PROPERTY FORECLOSED UPON:** The Mortgages described in the Complaint and hereby foreclosed appear of record in the Office of the Recorder for Cook County, Illinois, Document Nos. 0830811021, 0825201202, 0825201204, 0828340106, 0819831008, and 0825201200, and the properties herein referred to are described as follows:

### COUNT I:

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 5 FEET) IN SUBDIVISION OF LOTS 10, 15, 18, 23, 26, 31, 34, 42 AND 47 IN WITHERILL'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 IN NORTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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## PARCEL 2:

THE NORTH 1/2 OF LOT 3 IN BLOCK 10 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## PARCEL 3:

LOT 171 IN BROOKHAVEN, BEING S.E. GROSS'S SUBDIVISION OF THE SOUTH 23.569 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23

Common Addresses: 7207 S. Champlain Ave.  
Chicago, Illinois 60619

6610 S. Drexel Ave.  
Chicago, Illinois 60637

6936 S. Kimbark  
Chicago, Illinois 60649

Permanent Index Numbers: 20-27-213-003-0000  
20-23-121-025-0000  
20-23-410-033-0000

### COUNT II

LOTS 5 AND 6 IN BROOKHAVEN, BEING S.E. GROSS SUBDIVISION OF THE SOUTH 23.569 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Common Address: 1306 E. 69th Street  
Chicago, Illinois 60637

Permanent Index Numbers: 20-23-400-018-0000

### COUNT III

LOT 40 IN BLOCK 2 IN PARKSIDE, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Common Address: 7019 S. Dante Avenue  
Chicago, Illinois 60637

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Permanent Index Numbers: 20-23-423-004-0000

## COUNT IV

### PARCEL 1:

LOT 19 IN BLOCK 81 IN CORNELL, IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

PARCEL A: UNIT NO 3 IN THE 5722 SOUTH LASALLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK 2 IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1884, DOCUMENT NO. 526970, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 13, 2004, AS DOCUMENT NO. 0401331083 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE USE OF PARKING SPACE NO. 3 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0401331083.

### PARCEL 3:

PARCEL A: UNIT NO 2 IN THE 5722 SOUTH LASALLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK 2 IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1884, DOCUMENT NO. 526970, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 13, 2004, AS DOCUMENT NO. 0401331083 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL B: THE EXCLUSIVE USE OF PARKING SPACE NO. 2, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THEREOF, RECORDED AS DOCUMENT NO. 0401331083.

PARCEL 4:

UNIT 1637-2 IN THE 7701 SOUTH CORNELL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL PROPERTY:

LOTS 19 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 1, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0333632081, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COMMONLY KNOWN AS 1637 EAST 77TH STREET, UNIT 2, CHICAGO ILLINOIS 60649.

PARCEL 5:

PARCEL A: UNIT NO. 1 IN THE 5722 SOUTH LASALLE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK 2 IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1884, AS DOCUMENT NO. 526970, WHICH SURVEY IS ATTACHED EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 13, 2004, AS DOCUMENT NO. 0401331083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE USE OF PARKING SPACE NO. 1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0401331083

Common Addresses: 7746 S. Greenwood Ave.  
Chicago, Illinois 60619

Unit #1, #2, #3 5722 LaSalle St.  
Chicago, Illinois 60637

1637 E. 77th Street  
Chicago, Illinois 60649

Permanent Index Numbers: 20-26-316-037-0000  
20-16-212-023-1003

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20-16-212-023-1002

20-25-317-036-1012

20-16-212-023-1001

## COUNTS V AND VI

LOT 9 IN BLOCK 81 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4), THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING WEST OF THE L.C.R.R. AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7722 S. Greenwood Ave.  
Chicago, Illinois 60619

Permanent Index Numbers: 20-26-316-028-0000

(4) **LOAN DOCUMENTS:** A true and correct copy of the original Mortgages are attached to the Complaint filed herein.

(5) **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Defendant-Mortgagors, property owners and any other party defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of the Court.

(a) The Court has obtained jurisdiction over the Defendant-Mortgagors.

(b) The Defendant-Mortgagors have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/1-1601(c).

(c) In consideration of entry of this Judgment, the Plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Defendant-Mortgagors, Erick C. Sachs, and Mark A. Masino and against all other persons liable for the indebtedness or other obligations secured by the Mortgages

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described herein pursuant to 735 ILCS 5/15-1402(c) (collectively, the "*Deficiency Parties*").

(d) No party has filed an objection to entry of this Judgment, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

**IT IS HEREBY ORDERED AND ADJUDGED THAT:**

(1) **JUDGMENT:** A Judgment for Foreclosure and Possession by Consent be entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402. The Defendants' claims against the Plaintiff, including but not limited to answers, affirmative defenses and counterclaims, if any, raised in the foreclosure are dismissed with prejudice.

(2) **VESTING TITLE:** Title to the real estate identified herein is vested absolutely in the Plaintiff's Assignee, LAWLER & HAMLIN PROPERTIES, LLC, whose address is 7705 Cottage Grove Avenue, Chicago, Illinois 60619, as of the date of entry of this Judgment.

(3) **TERMINATION OF SUBORDINATE INTERESTS:** The Court has jurisdiction over all parties to the foreclosure as required by law; and no objections to this Judgment having been filed of record, then the Defendants and all persons claiming by, through or under them or any of them since the commencement of this suit are forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem in and to the mortgaged real estate. Any other title interest recorded or acquired subsequent to the date of recording the Lis Pendens in this case is additionally forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem in and to the mortgaged real estate.

(4) **WAIVER OF DEFICIENCY:** The Plaintiff hereby waives any right to a personal deficiency judgment against the Deficiency Parties.

(5) **POSSESSION:** LAWLER & HAMLIN PROPERTIES, LLC is hereby entitled and let into immediate possession of the subject premises. The Receiver is hereby discharged.





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COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

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

**DOROTHY BROWN** MAY 03 2017

Date *[Signature]*

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

