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25863-5

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

EMERGENT CAPITAL INVESTMENTS, LTD.,)

Plaintiff,)

v.)

Case No. 2017 CH 07202

URBAN CAPITAL INVESTMENT LLC;)

ABBAS KHASMAKHI, an individual; PATRICK)

SHAVERS, an individual; UNKNOWN OWNERS)

and NON-RECORDED CLAIMANTS.)

Defendants.)

CONSENT FORECLOSURE JUDGMENT ORDER

This matter coming before the court on the Motion of the Plaintiff, EMERGENT CAPITAL INVESTMENTS, LTD., for a consent foreclosure, due notice having been given and the court being fully advised in the premises, it is hereby ordered:

1. Plaintiff, EMERGENT CAPITAL INVESTMENTS, LTD. and URBAN CAPITAL INVESTMENT LLC entered in to a loan agreement on or about January 15, 2013. Said loan agreement was secured by a mortgage ("Mortgage") on the property commonly known as 3016 Sherwood Avenue, Markham, Illinois 60426 and more fully described on **Exhibit A** hereto. Said mortgage was recorded with the Cook County Recorder of Deeds on June 14, 2013 (Doc. 1316539067).

2. URBAN CAPITAL INVESTMENT LLC defaulted under the terms of the Mortgage. In order to resolve the default, the parties have filed a stipulation with this court agreeing to a consent foreclosure pursuant to 735 ILCS 5/15-1402;



Doc# 1733813031 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2017 11:34 AM PG: 1 OF 6

CCRD REVIEW 

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3. The court has jurisdiction of this matter because it concerns a mortgaged property situated in Cook County.

4. The Motion for Consent Judgment of Foreclosure is granted.

5. URBAN CAPITAL INVESTMENT LLC has waived and is hereby denied all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c);

6. In consideration of the entry of the judgment by consent and certain other covenants, EMERGENT CAPITAL INVESTMENTS, LTD. has waived any and all rights to a personal judgment for deficiency against URBAN CAPITAL INVESTMENT LLC and all other persons liable for the indebtedness or other obligations secured by the subject mortgage.

7. After due notice. No party has filed an objection to the entry of the judgment nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603;

8. EMERGENT CAPITAL INVESTMENTS, LTD. has heretofore been granted possession of the property by order of this Court on 12/14/2017 and possession shall remain with the plaintiff subsequent to this order;

9. Absolute title to the real estate legally described in Exhibit A to this order is hereby vested in EMERGENT CAPITAL INVESTMENTS, LTD., free and clear of all claims, liens and interest of the mortgagors, URBAN CAPITAL INVESTMENT LLC, including all rights of reinstatement and redemption and all rights of all other persons made parties in the foreclosure whose interests are subordinate to that of the mortgagee and all NON-RECORD CLAIMANTS and UNKNOWN OWNERS.

10. EMERGENT CAPITAL INVESTMENTS, LTD. shall promptly record a certified copy of this order with the Recorder of Deeds of Cook County, Illinois.

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Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

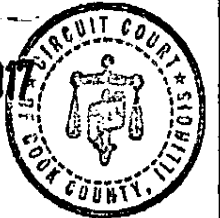
COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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

Date DOROTHY BROWN DEC 04 2017

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



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ENTERED: _____
Judge _____
Dated: _____

Edward J. Sedlacek
HUCK BOUMA PC
1755 South Naperville Road
Suite 200
Wheaton, Illinois 60189
Telephone (630) 221-1755
Facsimile (630) 221-1756
Email: esdlacek@huckbouma.com
Attorney No. 60003

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EXHIBIT AA©

LEGAL DESCRIPTION:

Lot 18 in Block 1 in Canterbury Gardens Unit No. 1, a subdivision of part of the Northwest Quarter of Section 24, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common address: 3016 Sherwood Avenue, Markham, Illinois 60426

P.I.N.: 26-24-101-019

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COOK COUNTY
RECORDER OF DEEDS

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

DOROTHY BROWN DEC - 12-2017

Date Dorothy Brown

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

