

# UNOFFICIAL COPY



\*1808145053\*

Doc# 1808145053 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2018 03:46 PM PG: 1 OF 7

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

The Huntington National Bank,

Plaintiff,

v.

Rock Builders, Inc., Jaroslaw Moskal, Unknown  
and Non-Record Claimants,

Defendants.

Recorder's Stamp

Case No. 09 CH 24471

## NOTICE OF JUDGMENT LIEN

On March 25, 2011, a judgment (the "*Judgment*") in the amount of \$270,284.91 was entered in the Circuit Court of Cook County, Illinois, in favor of plaintiff FirstMerit Bank, N.A., successor in interest to George Washington Savings Bank, n/k/a The Huntington National Bank (the "*Judgment Creditor*"), and against defendant Jaroslaw Moskal (the "*Judgment Debtor*"), whose last known address is 4111 Williamsburg Court, #202, Glenview, Illinois 60025. In accordance with 135 ILCS 5/2-1602, on February 26, 2018, the Judgment was revived by the Circuit Court of Cook County, Illinois. Attached as Exhibit A are certified copies of the March 25, 2011 Judgment and the February 26, 2018 Order Reviving Judgment. The recording of this Notice shall constitute a lien on any and all real property owned by the Judgment Debtor in Cook County, Illinois.

Prepared By:

Sara E. Lorber (ARDC No. 6229740)  
The Law Office of William J. Factor, Ltd.  
Attorney for: The Judgment Creditor  
105 W. Madison St., Suite 1500  
Chicago, IL 60602  
Tel: 312-878-6976  
Email: slorber@wfactorlaw.com

Mail To:

Danielle Ranallo  
The Law Office of William J. Factor, Ltd.  
105 W. Madison St., Suite 1500  
Chicago, IL 60602

Rv

# UNOFFICIAL COPY

## Exhibit A

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

**UNOFFICIAL COPY****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION**

FirstMerit Bank, N. A., successor in interest to George  
Washington Savings Bank,

Plaintiff,

vs

Rock Builders, Inc., an Illinois corporation, Jaroslaw Moskal,  
Unknown Owners and Non-Record Claimants,

Defendants.

No. 09 CH 24471

Calendar 56

Commercial Foreclosure

**ORDER OF JUDGMENT AGAINST GUARANTOR**

THIS CAUSE Coming On To Be Heard on Plaintiff FirstMerit Bank, N.A., successor in interest to George Washington Savings Bank's Motion for Judgment Against Guarantor, the Court having jurisdiction of the parties and subject matter, and being fully advised in the premises, makes the following findings:

1. An order of default was entered against the Guarantor, Jaroslaw Moskal, on November 19, 2009 for failing to answer or otherwise plead to Plaintiff's Complaint to Foreclose Commercial Mortgage and for Other Relief (the "Complaint").

2. The Court finds service of process on the Guarantor, Jaroslaw Moskal, was properly made in accordance with the Code of Civil Procedure when Jaroslaw Moskal was personally served on September 29, 2009.

3. Judgment of Foreclosure and Sale was entered on November 19, 2009 against the premises which are the subject of the caption matter and are described as:

THE SOUTH 80 RODS OF THE EAST 10 RODS OF THE WEST 30 RODS OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ (EXCEPT THE NORTH 133 FEET AND THE SOUTH 1087 FEET THEREOF) IN SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 1543 Hawthorne Lane, Glenview, Illinois 60025

# UNOFFICIAL COPY

PIN: 04-25-308-023-0000 (prior PIN as set forth on the Mortgage – 04-25-308-002-0000. The Cook County Assessor issued a new PIN for the Mortgaged Premises after the execution and recording of the Mortgage)

4. That a judicial sale of the subject premises referenced above occurred on June 2, 2010, and that such sale was confirmed by order of this Court on June 24, 2010.

5. That a deficiency judgment against Defendant Rock Builders, Inc., the Borrower that executed the Mortgage to Plaintiff for the subject premises, was entered by this Court on June 24, 2010 in the amount of \$253,179.56.

6. That statutory interest on the deficiency judgment entered against Defendant Rock Builders, Inc., at 9% per annum through March 25, 2011, is \$17,105.35.

7. That pursuant to the Commercial Guaranties attached to the Complaint as Group Exhibit E, Jaroslaw Moskal, as Guarantor, is liable for all of Borrower, Rock Builders, Inc.'s indebtedness to Plaintiff.

### IT IS THEREFORE ORDERED:

1. The total amount now due as of March 25, 2011 is as follows:

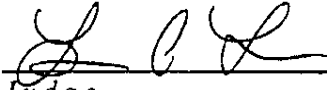
Deficiency Judgment entered 6/24/10 .....	\$	253,179.56
Statutory interest at 9% per annum through 3/25/11 .....	\$	17,105.35
(Per Diem of \$62.43)		
<b>TOTAL .....</b>	<b>\$</b>	<b>270,284.91</b>

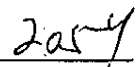
2. That there shall be an in personam deficiency judgment entered in the sum of \$270,284.91 with interest thereon as provided by statute against Defendant Jaroslaw Moskal as Guarantor.

3. That there is no just cause for delay in the enforcement of or appeal from this judgment.

4. That a copy of this Order of Judgment Against Guarantor shall be mailed to Defendants within seven (7) days hereafter.

ENTERED: \_\_\_\_\_, 2011

  
 \_\_\_\_\_  
 Judge

  
 \_\_\_\_\_  
 Judge's No.

Adam R. Moreland  
 Carly D. Berard  
 ROCK FUSCO, LLC  
 321 North Clark Street, Suite 2200  
 Chicago, Illinois 60654  
 (312) 494-1000  
 Attorney No. 41503

Judge Laura Cha-Yu Liu

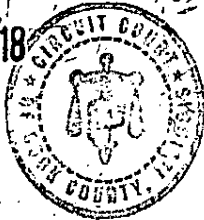
MAR 25 2011

Circuit Court - 2054

# UNOFFICIAL COPY

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** MAR 15 2018  
Date *Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



**UNOFFICIAL COPY****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION**

The Huntington National Bank,

Plaintiff,

v.

Rock Builders, Inc., Jaroslaw Moskal,  
Unknown Owners and Non-Record  
Claimants,

Defendants.

Case No. 2009-CH-24471

Calendar 56

**ORDER REVIVING JUDGMENT**

This matter comes before the Court on the Petition to Revive Judgment against Judgment Debtor Jaroslaw Moskal (the "Petition"), filed by The Huntington National Bank ("Huntington"), and the Court having entered an order, dated 2/26/18, substituting Huntington in as the proper plaintiff in this case; and due and proper service of the Petition having been provided; and the Court being fully advised in the premises; **IT IS HEREBY ORDERED:**

1. The Judgment entered in this cause on March 25, 2011, in the amount of \$270,284.91, is revived as to defendant Jaroslaw Moskal.
2. Huntington is authorized to enforce the Judgment in accordance with the law, including recording this Order.

Prepared by:  
Sara E. Lorber, FactorLaw  
Firm ID: 45665  
Attorney for Plaintiff/Judgment Creditor  
105 W. Madison St., Suite 1500  
Chicago, IL 60602  
Tel: 312-878-6976  
Email: slorber@wfactorlaw.com

\_\_\_\_\_, 20\_\_\_\_  
ENTER:   
\_\_\_\_\_  
Judge

Judge Eudranna M. Lyle

**FEB 26 2018**


Circuit Court-2064

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

Date MAR 20 2011

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

