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Doc# 1906413062 Fee \$66.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 03:31 PM PG: 1 OF 15

This Instrument Prepared By:
Ariel Weissberg, Esq.
Weissberg and Associates, Ltd.
401 S. LaSalle St., Suite 403
Chicago, Illinois 60605
(312) 663-0004

After Recording Return To:
Ariel Weissberg, Esq.
Weissberg and Associates, Ltd.
401 S. LaSalle St., Suite 403
Chicago, Illinois 60605
(312) 663-0004

ASSIGNMENT OF MORTGAGE AND MODIFICATION TO MORTGAGE

THIS ASSIGNMENT is made and executed this 27 day of February, 2019, by and between Republic Bank of Chicago ("Assignee") and Ebulon Financial Group, LLC or its designee ("Assignor").

KNOW ALL MEN BY THESE PRESENTS:

That Assignor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received from or on behalf of Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over to Assignee all of Assignor's right, title and interest in and to the following documents and instruments:

- The Mortgage and Modification of Mortgage enumerated in paragraph 3 of the Verified Complaint to Foreclose and for Other Relief filed on April 15, 2016 in the case captioned as, *Republic Bank of Chicago, as assignee of the Federal Deposit Insurance Corporation v. Kinga Savic et al*, as case number 2016 CH 05280, and any amendments thereto, and relating to the real property described in Exhibit A attached hereto and made a part hereof. The Mortgage was dated November 14, 2008 and recorded with the Recorder of Deeds of Cook County, Illinois on November 19, 2008 as document number 0832440088. The Modification of Mortgage was dated July 22, 2009 and recorded with the Recorder of Deeds of Cook County, Illinois on August 5, 2009 as document number 0921712091.

To HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

This Assignment of the Mortgage and Modification of Mortgage relates and encumbers the real property commonly known as 1429 Granville Avenue, Park Ridge, Illinois 60068-5013 and as legally described in Exhibit "1" attached hereto and made a part hereof, PIN 12-02-114-046-0000.

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This Assignment is made without recourse to Assignor, and without any representations or warranties by Assignor, except for the representations expressly set forth in paragraph 5 of that certain Purchase Agreement dated as of February 27, 2019 between Assignor and Assignee. Any action upon such representations shall be subject to the terms and conditions of the Purchase Agreement.

(Signature page follows)

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Assignor has caused these presents to be executed as the date first above written.

Republic Bank of Chicago

By: [Signature]
Name: DAVID LIVINGSTON
Its: EVP

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I HEREBY CERTIFY that on this 27th day of February, 2019, before me personally appeared David Livingston, of Republic Bank of Chicago, to me known to be the same person who signed the foregoing instrument as his/her free act and deed as such officer for the use and purpose therein mentioned, and that the said instrument is the act and deed of Republic Bank of Chicago.

WITNESS my signature and official seal at Old Brook in the County of DuPage and State of Illinois, the day and year last aforesaid.

(NOTARY SEAL)



[Signature]
Notary Public

My Commission Expires: 04/24/21

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Exhibit A
Legal Description

The real property herein referred is commonly known as 1429 Granville Ave., Park Ridge, Cook County, Illinois 60068

PIN 12-02-114-046-0000 and legally described as follows:

LOT 6 IN DAVID F. CAHILL'S ADDITION TO PARK RIDGE BEING A RESUBDIVISION OF LOT 1 IN BLOCK 1 IN SCHOOL LOT SUBDIVISION NO. 1 IN THE SUBDIVISION OF THAT PART OF THE NORTH 5 ACRES OF THE WEST ½ (EXCEPT THE EAST 15 ACRES THEREOF) OF LOT 1 IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE NORTH 5 ACRES OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ LYING WEST OF THE EAST 15 ACRES THEREOF, IN SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "2"

(attach copy of Judgment)

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property
Cook County Clerk's Office

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

REPUBLIC BANK OF CHICAGO, as Assignee of)
 FDIC in its capacity as Receiver for Edgebrook)
 Bank,)

Plaintiff,)

v.)

KINGA SAVIC A/K/A KINGA M. SAVIC;)
 ALEKSANDAR SAVIC; COMPASS LEASE,)
 LLC; LUKA TRANS INC.; ASSET)
 ACCEPTANCE, LLC; PEOPLES UNITED)
 EQUIPMENT FINANCE CORP.; ZONNEX)
 TRANS INC.; LUKA UNLIMITED, INC.;)
 PATRICK EUROPEAN, LLC D/B/A PATRICK)
 BMW; THE STATE OF ILLINOIS, and)
 UNKNOWN OWNERS and NONRECORD)
 CLAIMANTS,)

Defendants.)

Case No. 16 CH 05280
 Cal. 58

RESIDENTIAL PROPERTY
 1429 Granville Ave.
 Park Ridge, IL 60068

ORDER OF DEFAULT JUDGMENT, SUMMARY JUDGMENT, JUDGMENT OF FORECLOSURE AND SALE, AND ORDER APPOINTING SELLING OFFICER

This cause coming to be heard on the Motion of Plaintiff, REPUBLIC BANK OF CHICAGO, as assignee of FDIC in its capacity as Receiver for Edgebrook Bank (“Plaintiff” or “Republic Bank”), by its attorneys, Scott & Kraus, LLC, for Default Judgment, Judgment of Foreclosure and Sale, and Order Appointing Selling Officer against Defendants, Kinga Savic a/k/a Kinga M. Savic (“K. Savic”); Aleksandar Savic (“A. Savic”); Compass Lease, LLC (“Compass”); Luka Trans Inc. (“Luka Trans”); Asset Acceptance, LLC (“Asset”); Peoples United Equipment Finance Corp. (“Peoples United”); Zonnex Trans Inc. (“Zonnex”); Luka Unlimited, Inc. (“Luka Unlimited”); Patrick European, LLC d/b/a Patrick BMW (“Patrick BMW”); The State of Illinois (“Illinois”) and Unknown Owners and Nonrecord Claimants (collectively, “Defendants”), due notice having been given, Defendants being properly served and the Court having been fully advised in the premises, the Court finds that:

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1. Republic Bank commenced this action by filing its Verified Complaint to Foreclose Mortgage and for Other Relief ("Verified Complaint") with the Circuit Court of Cook County, Illinois, Chancery Division, on April 15, 2016, to foreclose on a Construction Mortgage ("Mortgage") granted to Republic Bank by K. Savic and A. Savic for failure to pay amounts due and owing under a certain Note.
2. Defendants have been duly and properly brought before this Court either through service of summons and Verified Complaint or by publication, all in the manner provided by law, and this Court now has personal jurisdiction over Defendants and the subject matter hereof.
3. K. Savic was served with the Mortgage Foreclosure Summons and Verified Complaint on May 16, 2016.
4. A. Savic was served with the Mortgage Foreclosure Summons and Verified Complaint on August 14, 2016.
5. Compass was served with the Mortgage Foreclosure Summons and Verified Complaint on May 1, 2016.
6. Luka Trans was served with the Mortgage Foreclosure Summons and Verified Complaint on June 26, 2016.
7. Asset was served with the Mortgage Foreclosure Summons and Verified Complaint on June 1, 2016.
8. People's United was served with the Mortgage Foreclosure Summons and Verified Complaint on May 23, 2016. On July 29, 2016, People's United filed an Appearance and Answer.
9. Zonnex was served with the Mortgage Foreclosure Summons and Verified Complaint on June 26, 2016.
10. Luka Unlimited was served with Mortgage Foreclosure Summons and Verified Complaint through the Secretary of State on June 20, 2016.

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11. Patrick BMW was served with the Mortgage Foreclosure Summons and Verified Complaint on April 29, 2016.

12. Illinois was served with the Mortgage Foreclosure Summons and Verified Complaint April 28, 2016.

13. The affidavits required to make Unknown Owners and Nonrecord Claimants parties to this action and to serve Unknown Owners and Nonrecord Claimants by publication were duly filed herein and said Unknown Owners and Nonrecord Claimants have been duly and regularly made parties to this action in the manner provided by law.

14. Defendants A. Savic, Compass, Luka Trans, Asset, Zonnex, Luka Unlimited, Patrick BMW, Illinois and Unknown Owners and Nonrecord Claimants have failed to file an answer or other responsive pleadings to the Verified Complaint within the time required by law and are found to be in default.

15. Defendants A. Savic, Compass, Luka Trans, Asset, Zonnex, Luka Unlimited, Patrick BMW, Illinois and Unknown Owners and Nonrecord Claimants have failed to file an appearance and/or answer to the Verified Complaint, and the Verified Complaint is therefore taken as confessed by Defendants.

16. K. Savic's Answer fails to raise any genuine issue of material fact and summary judgment in favor of Republic Bank and against People's United is granted.

17. Peoples United's Answer fails to raise any genuine issue of material fact and summary judgment in favor of Republic Bank and against People's United is granted. The court further finds that, People's United having filed its Answer to Complaint and an Affidavit of Amounts Due and Owing evidencing a Judgment against Kinga M. Savic in the amount of \$540,390.02 entered on September 29, 2011 and domesticated in federal court in Illinois on March 21, 2012, there is due and owing to People's United the sum of \$540,390.02 that is prior

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and superior to the right, title, interest, claim or lien of all parties to this action other than Republic Bank.

18. The Mortgage set forth in Count I of the Verified Complaint appears on file with the Cook County Recorder of Deeds as Document No. 0832440088. The real property herein referred is commonly known as 1429 Granville Ave., Park Ridge, Cook County, Illinois 60068, PIN 12-02-114-046-0000 and legally described as follows:

LOT 6 IN DAVID F. CAHILL'S ADDITION TO PARK RIDGE BEING A RESUBDIVISION OF LOT 1 IN BLOCK 1 IN SCHOOL LOT SUBDIVISION NO. 1 IN THE SUBDIVISION OF THAT PART OF THE NORTH 5 ACRES OF THE WEST ½ (EXCEPT THE EAST 15 ACRES THEREOF) OF LOT 1 IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE NORTH 5 ACRES OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ LYING WEST OF THE EAST 15 ACRES THEREOF, IN SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

19. Defendants' right, title, interest, claims or liens, if any, in the real property, which is legally described in paragraph eighteen (18) of this Order, are inferior to the lien of Republic Bank's Mortgage and are terminated by this Judgment.

20. All material allegations of the Verified Complaint are true and proven, and by virtue of (i) the Mortgage as set forth in Count I of the Verified Complaint recorded with the Cook County Recorder of Deeds, as Document No. 0832440088 together with the evidence of indebtedness secured thereby as alleged in the Verified Complaint, there is due to Republic Bank, and Republic Bank has valid and subsisting liens on the real property described in paragraph eighteen (18) of this Order, for the following amounts:

a. For Republic Bank's use and benefit, the following costs and expenses:

Complaint Filing Fee:	\$409.00
Verified Statement Fee:	\$50.00
Cook County Recorder Fees:	\$104.00
Publication Fee:	\$400.00

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Minutes of Foreclosure:	\$400.00
Special Process Server Fees:	\$716.00
Secretary of State Fees:	\$10.00
Alias Summons:	\$54.00
Sheriff Fee:	\$42.00
Overnight Shipping Fees:	\$202.01
Intercounty Judicial Sales:	\$400.00
Cook County Filing Fee:	\$3.95
Total:	\$2,790.96

- b. Pursuant to the express language of the Note, Republic Bank is due the following amounts:

Principal Balance:	\$983,937.26
Accrued Interest at the Default Interest Rate of 7.50% from 6/27/15 to 5/10/17:	\$135,556.90
Late Charges:	\$1,917.59
Force Placed Insurance:	\$10,716.24
Escrow:	\$12.00
Release Fee:	\$250.00
Recording Fee:	\$52.00
Total Amount Due:	\$1,132,441.99

Per Diem on the principal balance of \$983,937.26 at the default rate of 7.50% on and after 5/11/17: \$202.18

Total amount due Republic Bank under subparagraphs a and b: \$1,135,232.95

21. In accordance with Page 9 of the Mortgage and Page 2 of the Note, Republic Bank is also entitled to recover reasonable attorneys' fees, costs and expenses, in enforcing the terms of the loan documents associated with this action and is additional indebtedness secured by the Mortgages. The sum of Eighteen Thousand One Hundred Fifty-Two and 50/100 Dollars (\$18,152.50) as and for attorneys' fees and the sum of Two Thousand Seven Hundred Ninety

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and 96/100 (\$2,790.96) as and for costs and expenses incurred through and including May 11, 2017 is to be included in the judgment of foreclosure. The sum is the usual, customary and reasonable charge made by attorneys in like cases.

22. The total amount due Republic Bank is \$1,156,176.41, plus attorneys' fees, costs, expenses incurred by Republic Bank after May 11, 2017, and per diem interest on and after May 11, 2017.

23. The real property referred to in the Mortgage which is directed to be sold, is described in paragraph eighteen (18) of this Order.

24. In accordance with 735 ILCS 5/15-1603(b)(2), the Mortgagor's right to redeem expires on January 28, 2018.

25. Except for Republic Bank and Peoples United, any other party claiming an interest in the premises or the proceeds of the judicial sale of the mortgaged real property is deferred in proving its priority until the hearing to confirm the sale.

WHEREFORE, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS THAT:

- A. Defendants Aleksandar Savic; Compass Lease, LLC; Luka Trans Inc.; Asset Acceptance, LLC; Zonnex Trans Inc.; Luka Unlimited, Inc.; Patrick European, LLC d/b/a Patrick BMW; The State of Illinois and Unknown Owners and Nonrecord Claimants be and hereby are found and held to be in default and Republic Bank's Verified Complaint is taken as confessed by them;
- B. Summary Judgment be and hereby is entered in favor of Republic Bank and against Kinga Savic a/k/a Kinga M. Savic on Count I of the Verified Complaint;
- C. Summary Judgment be and hereby is hereby entered in favor of Republic Bank and against Peoples United Equipment Finance Corp. on Count I of the Verified Complaint;

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- D. Judgment of Foreclosure and Sale be and hereby is entered in favor of Republic Bank and against Defendants Kinga Savic a/k/a Kinga M. Savic; Aleksandar Savic; Compass Lease, LLC; Luka Trans Inc.; Asset Acceptance, LLC; Peoples United Equipment Finance Corp.; Zonnex Trans Inc.; Luka Unlimited, Inc.; Patrick European, LLC d/b/a Patrick BMW; The State of Illinois and Unknown Owners and Nonrecord Claimants on Count I of the Verified Complaint;
- E. Summary Judgment be and hereby is entered in favor of Republic Bank and against Defendant Kinga Savic a/k/a Kinga M. Savic, an individual, on Count II of the Verified Complaint, in the amount of \$1,156,176.41;
- F. Summary Judgment be and hereby is entered in favor of Republic Bank and against Defendant Kinga Savic a/k/a Kinga M. Savic, an individual, on Count III of the Verified Complaint;
- G. The real estate described in paragraph eighteen (18) of this Order, together with all improvements and appurtenances shall be sold at public venue to the highest and best bidder for cash by the selling officer;
- H. Intercounty Judicial Sales is appointing selling officer;
- I. Public notice shall be given of the time, place, and terms of the sale by publishing the notice, at least once each week for three (3) successive weeks, in two secular newspapers of general circulation in the County of Cook and State of Illinois, the first publication to be not more than forty-five (45) days before the date of the sale; that the selling officer, in their discretion, for good cause shown, may adjourn the sale from time to time by appearing and notifying all parties present of the date and time of such continuance without further publication; that Republic Bank or any of the other parties to this action may bid at such sale, and if Republic Bank is the successful bidder, the indebtedness found due in this Judgment may be applied to the

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payment of the bid in lieu of cash, so far as it would reach; that upon such sale being made and upon its confirmation the selling officer shall execute and deliver to the purchaser or purchasers a deed describing and conveying the premises purchased and showing the amount paid, or if purchased by Republic Bank, the amount of its bid, and the selling officer shall record a duplicate of the deed as required by law;

J. The selling officer, upon making such sale shall, with all convenient speed, report the same to the Court for its approval and confirmation, and they shall likewise report the distribution of the proceeds of sale and their actions in connection therewith and that out of the proceeds of such sale, they shall make distribution in the following order or priority:

- i. for their reasonable fees, their disbursements and commissions on such sale; and
- ii. to Republic Bank or its attorneys, the amounts mentioned in paragraphs twenty (20), twenty-one (21), and twenty-two (22) of this Judgment together with all costs taxed herein and interest at the lawful rate.

K. The selling officer shall take such receipts from the respective parties to whom they have made payments, as aforesaid, and file the same with their report of sale and distribution in this Court; that if after payment of all the foregoing items there shall be a remainder, they shall hold the surplus subject to the further order of this Court; and that if the funds generated by the sale are not sufficient to pay in full the amounts found due herein, they shall specify the amount of the deficiency in their report of sale;

L. Upon expiration of the right of redemption, Defendants and all persons claiming under them since the commencement of this suit, shall be forever barred, foreclosed of and from all rights, claims or equity of redemption in and to Property described in paragraph eighteen (18) of this Order or any part thereof;

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- M. The Note and Mortgage do not merge into the judgment of deed;
- N. Notwithstanding anything to the contrary contained in this Judgment order, the Plaintiff's right to additional attorneys' fees and costs for post-judgment proceedings shall not be construed to have merged into this Judgment;
- O. The attorneys for Republic Bank may withdraw from the files of this cause all original exhibits offered in evidence by them;
- P. A copy of this Judgment shall be mailed to Defendants at their last known addresses within seven (7) days; and
- Q. The Judgment of Foreclosure and Sale is ~~not~~^{e (057)} a final order and this Court retains jurisdiction of the matter.

Prepared by:
 Scott & Kraus, LLC
 Eugene S. Kraus
 Jason R. Sleezer
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 Suite 2900
 Chicago, Illinois 60606
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ekraus@skcounsel.com
jsleezer@skcounsel.com
 Firm ID No. 39876

ENTERED:

Dated

10/30/17
 JUDGE DARRYL B. SIMKO
 OCT 30 7 11
 CIRCUIT COURT - 1827

Judge

Judge's No.

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EXHIBIT "3"

The real property herein referred is commonly known as 1429 Granville Ave., Park Ridge, Cook County, Illinois 60068

PIN 12-02-114-046-0000 and legally described as follows:

LOT 6 IN DAVID F. CAHILL'S ADDITION TO PARK RIDGE BEING A RESUBDIVISION OF LOT 1 IN BLOCK 1 IN SCHOOL LOT SUBDIVISION NO. 1 IN THE SUBDIVISION OF THAT PART OF THE NORTH 5 ACRES OF THE WEST ½ (EXCEPT THE EAST 15 ACRES THEREOF) OF LOT 1 IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE NORTH 5 ACRES OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ LYING WEST OF THE EAST 15 ACRES THEREOF, IN SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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