

# UNOFFICIAL COPY

IN THE CIRCUIT COURT  
OF COOK COUNTY,  
ILLINOIS

This instrument was prepared  
by and return to:  
Riccardo A. DiMonte  
DiMonte & Lizak, LLC  
216 W. Higgins Rd.  
Park Ridge, IL 60068  
Tel.: (847) 698-9600

Address of Grantee/  
Mail Tax Bills to:  
North Cicero Chicago LLC  
c/o Oxford Bank & Trust  
1111 W. 22<sup>nd</sup> St, Suite 300  
Oak Brook, IL 60523  
Tel.: (630) 629-5000



Doc# 1911917095 Fee \$46.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/29/2019 03:22 PM PG: 1 OF 5

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

OXFORD BANK & TRUST,

Plaintiff,

v.

3650 NORTH CICERO, LLC; 1295 RAND  
ROAD, LLC; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS,

Defendants.

Case No. 2019 CH 02798

Subject property:  
3650 N. Cicero Ave.  
Chicago, IL 60641

JUDGMENT OF CONSENT FORECLOSURE

Y  
S  
P 5  
S  
SON  
NT

# UNOFFICIAL COPY

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

OXFORD BANK & TRUST,

Plaintiff,

v.

3650 NORTH CICERO, LLC; 1295 RAND  
ROAD, LLC; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS,

Defendants.

Case No. 2019 CH 02798

Subject property:  
3650 N. Cicero Ave.  
Chicago, IL 60641

## JUDGMENT OF CONSENT FORECLOSURE

This cause coming to be heard on the motion of Plaintiff-mortgagee, Oxford Bank & Trust, pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law, for judgment of consent foreclosure, due notice of the request for entry of this judgment having been given to all parties who are not in default, and Defendant-mortgagor, 3650 North Cicero, LLC, having executed a Stipulation for Consent Foreclosure, and the Court being fully advised in the premises, FINDS:

1. Plaintiff-mortgagee has offered, in connection with obtaining this judgment of foreclosure, to waive any and all rights to a personal judgment for deficiency against Defendant-mortgagor, and against all other persons liable for the indebtedness or other obligations secured by the mortgage referred to in the Complaint to Foreclose Mortgage filed herein.

2. Defendant-mortgagor has accepted the offer of Plaintiff-mortgagee, and Plaintiff-mortgagee and Defendant-mortgagor have jointly filed the stipulation with this Court. The stipulation provides that the mortgagee waives its right to a deficiency judgment against the mortgagor in this action. The stipulation also provides that upon entry of this Judgment of Consent Foreclosure, title to the mortgaged real estate shall be vested in Plaintiff-mortgagee or its assignees, free of all claims, liens, and interests of Defendant-mortgagor, including all rights of

# UNOFFICIAL COPY

reinstatement and redemption, and of all rights of all other defendants whose interests are subordinate to that of Plaintiff-mortgagee and all unknown owners and non-record claimants.

3. All mortgagors who have an interest in the mortgaged real estate have expressly consented to the entry of this Judgment of Consent Foreclosure.

4. Notice was properly given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.

5. No party has objected to the entry of judgment by consent.

IT IS THEREFORE ORDERED:

A. The Judgment of Consent Foreclosure is entered in favor of Plaintiff-mortgagee, Oxford Bank & Trust, satisfying the mortgage indebtedness set forth in Plaintiff's Complaint, and absolute title to the mortgaged real estate described as follows:

LOT 2 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION OF LOTS 3 AND 4 IN CIRCUIT COURT OF COMMISSIONERS PARTITION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE NORTH 20 ACRES THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3650 N. Cicero Ave., Chicago, IL 60641

PIN: 13-21-227-030-0000

is vested in North Cicero Chicago LLC as assignee of Oxford Bank & Trust, free and clear of all claims, liens (except liens of the United States of America which cannot be foreclosed without judicial sale) and interest of Defendant-mortgagor including all rights of reinstatement and redemption, and of all rights of all other persons made parties in this cause whose interests are subordinate to that of Plaintiff-mortgagee, including the interest of all unknown owners and non-record claimants given notice.

# UNOFFICIAL COPY

B. Plaintiff-mortgagee has waived its right to a personal judgment for deficiency, and Plaintiff-mortgagee is barred from obtaining such a deficiency judgment against Defendant-mortgagor, 3650 North Cicero, LLC, or any other person liable for the indebtedness or other obligations secured by the mortgage foreclosed in Plaintiff's Complaint to Foreclose Mortgage.

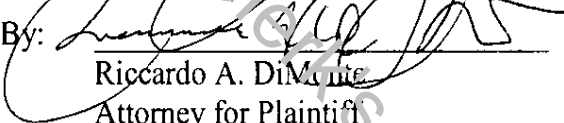
C. All existing leases made by Defendant-mortgagor are hereby transferred and assigned to Plaintiff-mortgagee.

D. Defendants 3650 North Cicero, LLC, 1295 Rand Road, LLC, Unknown Owners and Non-Record Claimants having been duly served with process and failing to appear, answer or otherwise plead to the complaint, are hereby in default.

Date: \_\_\_\_\_ ENTER: \_\_\_\_\_

Judge ~~Cecilia A. Horan~~  
APR 25 2019  
Circuit Court - 2186

Exempt under 35 ILCS 200/31-45(l).

Date: April 25, 2019 By:   
Riccardo A. DiMonte  
Attorney for Plaintiff

Prepared by:  
Riccardo A. DiMonte  
[rdimonte@dimontelaw.com](mailto:rdimonte@dimontelaw.com)  
DiMonte & Lizak, LLC  
216 W. Higgins Rd.  
Park Ridge, IL 60068  
Tel.: 847-698-9600  
Atty. No. 02741

PROPERTY RECORDS OFFICE  
APR 25 2019

# UNOFFICIAL COPY

COOK COUNTY  
RECORDS & CLERK  
ORDER OF DEEDS

COOK COUNTY  
RECORDS & CLERK  
ORDER OF DEEDS

COOK COUNTY  
RECORDS & CLERK  
ORDER OF DEEDS

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** APR 29 2019

Date *Dorothy Brown*

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

