



2107557008

Prepared by and Return to:
Lydia A. Bueschel
Valentine Austriaco & Bueschel, P.C.
105 West Adams Street, 35th Floor
Chicago, Illinois 60603
312-238-9063
lbueschel@vablawfirm.com

Doc# 2107557008 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/16/2021 10:31 AM PG: 1 OF 5

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
COOK COUNTY, ILLINOIS

Colonial Funding Network, Inc.)
)
 Plaintiff,) No. 2020L050299
 vs.)
)
 Wisat Construction, Inc. dba Wisat)
 Construction and Laron R. Trotter)
)
 Defendants)

AFFIDAVIT OF FOREIGN JUDGMENT

Lydia A. Bueschel, being first duly sworn on oath, deposes and says that:

1. Attached is a true and accurate copy of a judgment against WISAT CONSTRUCTION, INC. and LARON R. TROTTER, in favor of COLONIAL FUNDING NETWORK, INC., from the Circuit court of the County of York, Virginia, dated March 13, 2019, case no. CL 18-583 in the amount of \$38,707.20, plus interest at the judgement rate of 6% per annum from the date of judgement, attorney's fees of \$3,300 and any and all court costs, which has been registered with the Circuit Court of Cook County, Illinois as case no. 2020L050299.

2. Judgment debtor Wisat Construction, Inc. owns property at 3929 W. Grenshaw St., CHICAGO, ILLINOIS, 60624, PIN 16-14-326-012-0000, legal description:

LOT 13 IN R.S. WILLIAMSON'S SUBDIVISION OF LOT 2 IN BLOCK 8 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

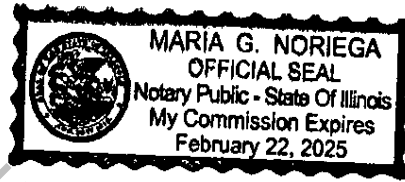
SIGNED:

Lydia A. Bueschel
Lydia A. Bueschel

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Signed and sworn to me this 15th day of March, 2021.

Maria G. Noriega
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

VIRGINIA:

IN THE CIRCUIT COURT OF THE COUNTY OF YORK

COLONIAL FUNDING NETWORK, INC.
As Authorized Servicing Agent for
Cast Capital Lending

Plaintiff,

v.

WISAT CONSTRUCTION, INC.
D/B/A WISAT CONSTRUCTION

AND

LARON TROTTER
(SSN ***-**-5659)

DEFENDANTS.

At Law No.: CL18-583
Hearing Date: March 13,
2019 at 9:00 am

ORDER

THIS 13th day of March, 2019 came the Plaintiff, Colonial Funding Network, Inc., in its capacity as Authorized Servicing Agent for Cast Capital Lending, by counsel, and Defendants, Wisat Construction, Inc. d/b/a Wisat Construction and LaRon Trotter, having failed to appear in person or by an attorney. The Plaintiff moves for judgment by default on its Complaint and offered evidence in support of the same.

WHEREUPON, the Court, having examined the service of process and the duly executed return thereon, and the pleadings, and having determined that more than twenty-one (21) days have elapsed since service upon Defendants of Plaintiff's Complaint, and that no pleadings have been filed in this action nor any appearance entered by or on behalf of Defendants, and having heard Plaintiff's evidence in support of its motion finds that the Defendants are in default and that the Plaintiff is entitled to judgment in the principal amount of Thirty-Eight Thousand Seven Hundred Seven and 20/100 Dollars (\$38,707.20), plus interest at the judgment rate of six (6%)

UNOFFICIAL COPY

per annum, from the date of judgment, attorney's fees of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00), and any and all court costs.

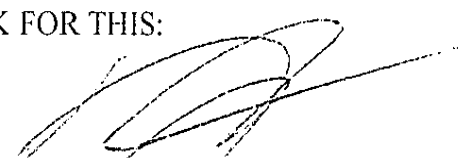
IT IS THEREFORE, ADJUDGED and ORDERED that Plaintiff, Colonial Funding Network, Inc., in its capacity as Authorized Servicing Agent for Cast Capital Lending, recover and have judgment for breach of contract against Defendants, Wisat Construction, Inc. d/b/a Wisat Construction and LaRon Trotter, jointly and severally, in the principal amount of Thirty-Eight Thousand Seven Hundred Seven and 20/100 (\$38,707.20), plus interest at the judgment rate of six (6%) per annum, from the date of judgment, attorney's fees of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00), and any and all court costs, execution forthwith. The Clerk shall record this order once entered among the judgments.

ENTER: 13 March 2019

By: _____

JUDGE

I ASK FOR THIS:

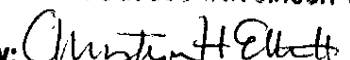


Charles D. Waters, Esquire (VSB # 92592)
Counsel for Plaintiff
The Nguyen Law Firm, PLC
100 Arbor Oak Drive, Suite 206
PO Box 1958
Ashland, Virginia 23005
Email: dwaters@nhnlawfirm.com
(804) 788.7070 (Main)
(804) 788.7676 (Fax)

A COPY TESTE:

KRISTEN N. NELSON, CLERK

YORK CO. - POQUOSON, VA CIRCUIT COURT

By: , D.C.

UNOFFICIAL COPY

CERTIFICATION OF OFFICIAL RECORD

Judgment No. 190000573

In the Circuit Court for the County of York and City of Poquoson

Clerk's Attestation

I, Kristen N. Nelson, Clerk of this Court, attest that the annexed Judgment for Colonial Funding Network, Inc. As Authorized Servicing Agent for Cast Capital Lending, plaintiff and Wisat Construction, Inc. dba Wisat Construction and Laron R. Trotter, defendant, Civil Case No. CL18-583 filed the 14th day of March 2019.

are official records of this Court in my custody.

is a true, correct and complete copy of an official record of this Court in my custody and that I am the custodian of this record. The annexed copy has been examined and compared with the original.

Given under my hand the seal of this Court on this 20th day of March 2019

Kristen N. Nelson, Clerk

Kristen N. Nelson



Judge's Certification

I, Judge of this Court, certify that the above attestation of the duly qualified Clerk of this Court, is in proper form, and that the signature thereto is genuine.

Date: 3/21/19

R. Rizk

Richard H. Rizk, Judge



Clerks of Virginia Courts: When an original record or copy of a record is transmitted to another Virginia court, only the clerk's attestation is required. When either an original record or copy is transmitted to a court outside Virginia, both the clerk's attestation and the judge's certification are required.

Clerks of Other Courts: The above attestation, the affixing of the Court's seal, and the certificate meet the requirements of 28 U.S.C. § 1738, entitling the record so attested and certified to full faith and credit.

