

UNOFFICIAL COPY

Doc#: 2402633076 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2024 10:02 AM Pg: 1 of 15

Prepared by and return to:
Bricker Graydon LLP
200 N LaSalle St
Ste 1550
Chicago, IL 60601

This page added for the purpose of affixing Recording Information

**CERTIFIED JUDGMENT AGAINST M & M DEVELOPMENT MIDWEST INC. AND
LUCIUS MCGHEE**

Address of Lucius
McGhee: 217 Kentucky St., Park Forest, IL 60456

Property Index No.: 31-24-441-041-0000

LOT 41 IN BLOCK 1 IN LINCOLNWOOD SUBDIVISION, BEING A PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1957 AS DOCUMENT 16978902 AND FILED AUGUST 7, 1957 AS DOCUMENT LR 1752498 IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS SUPPLEMENTED BY SUPPLEMENT TO PLAT RECORDED OCTOBER 25, 1957 AS DOCUMENT 17048360 AND FILED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 1765892; AS SUPPLEMENTED BY 2ND SUPPLEMENT TO PLAT RECORDED NOVEMBER 13, 1957 AS DOCUMENT 17064455; AS AMENDED BY AGREEMENT TO SUPPLEMENT TO PLAT RECORDED FEBRUARY 14, 1958 AS DOCUMENT 17134004 AND FILED FEBRUARY 14, 1958 AS DOCUMENT LR 1781984 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AND AS AMENDED BY SECOND AMENDMENT TO SUPPLEMENT TO PLAT RECORDED JUNE 25, 1958 AS DOCUMENT 17243556 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 1802981, IN COOK COUNTY, ILLINOIS

Legal Description: DOCUMENT LR 1802981, IN COOK COUNTY, ILLINOIS

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Law Division Motion Section Initial Case Management Dates for CALENDARS (A,B,C,D,E,F,H,R,X,Z) will be heard In Person.
All other Civil Division Initial Case Management Dates will be heard via Zoom (12/01/20) CCL 0520

For more information and Zoom Meeting IDs go to https://www.cookcountycourt.org/HOME?Zoom-Links?Agg4906_SelectTab/12
Court Date: No hearing information was found.

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

FILED
1/9/2024 10:34 PM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2024L050015
Calendar, 5
25903552

Fifth Third Bank, National Association

v.

M & M Development Midwest Inc. and Lucius McGhee

No. 2024L050015

FILED DATE: 1/9/2024 10:34 PM 2024L050015

CIVIL ACTION COVER SHEET - CASE INITIATION

A Civil Action Cover Sheet - Case Initiation shall be filed with the complaint in all civil actions. The information contained herein is for administrative purposes only and cannot be introduced into evidence. Please check the box in front of the appropriate case type which best characterizes your action. Only one (1) case type may be checked with this cover sheet.

Jury Demand Yes No

PERSONAL INJURY/WRONGFUL DEATH

CASE TYPES:

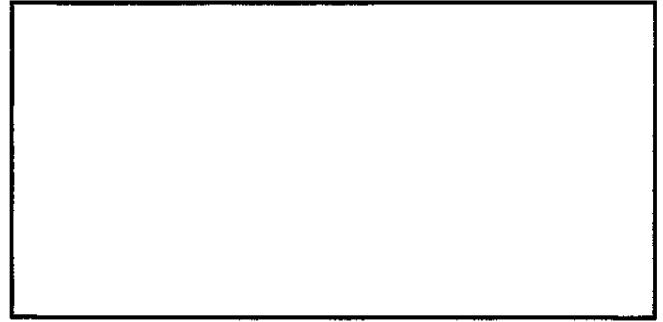
- 027 Motor Vehicle
- 040 Medical Malpractice
- 047 Asbestos
- 048 Dram Shop
- 049 Product Liability
- 051 Construction Injuries
(including Structural Work Act, Road Construction Injuries Act and negligence)
- 052 Railroad/FELA
- 053 Pediatric Lead Exposure
- 061 Other Personal Injury/Wrongful Death
- 063 Intentional Tort
- 064 Miscellaneous Statutory Action
(Please Specify Below**)
- 065 Premises Liability
- 078 Fen-phen/Redux Litigation
- 199 Silicone Implant

TAX & MISCELLANEOUS REMEDIES

CASE TYPES:

- 007 Confessions of Judgment
- 008 Replevin
- 009 Tax
- 015 Condemnation
- 017 Detinue
- 029 Unemployment Compensation
- 031 Foreign Transcript
- 036 Administrative Review Action
- 085 Petition to Register Foreign Judgment
- 099 All Other Extraordinary Remedies

By: _____
(Attorney) (Pro Se)



(FILE STAMP)

COMMERCIAL LITIGATION

CASE TYPES:

- 002 Breach of Contract
- 070 Professional Malpractice
(other than legal or medical)
- 071 Fraud (other than legal or medical)
- 072 Consumer Fraud
- 073 Breach of Warranty
- 074 Statutory Action
(Please specify below.**)
- 075 Other Commercial Litigation
(Please specify below.**)
- 076 Retaliatory Discharge

OTHER ACTIONS

CASE TYPES:

- 062 Property Damage
- 066 Legal Malpractice
- 077 Libel/Slander
- 079 Petition for Qualified Orders
- 084 Petition to Issue Subpoena
- 100 Petition for Discovery

** _____

Primary Email: jsledziewski@brickergraydon.com

Secondary Email: abusse@brickergraydon.com

Tertiary Email: sbreen@brickergraydon.com

Pro Se Only: I have read and agree to the terms of the Clerk's Office Electronic Notice Policy and choose to opt in to electronic notice from the Clerk's Office for this case at this email address: _____

IRIS Y. MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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Foreign Judgment Registration Cover Sheet

(Rev. 11/06/13) CCG N620

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

County DEPARTMENT/ Law DIVISION

FILED
1/9/2024 10:34 PM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2024L050015
Calendar, 5

Name: Fifth Third Bank, National Association
Address: 38 Fountain Square Plaza
Cincinnati, OH 45202

Plaintiff

v.

Name: M & M Development Midwest Inc.
Address: 217 Kentucky St
Park Forest, IL 60466

Defendant

2024L050015

Case No. _____

Case Type: Foreign Judgment Registration

Amount of Judgment: \$87,338.34

FOREIGN JUDGMENT REGISTRATION COVER SHEET

Please check one of the following:

- A Judgment from another Illinois county (735 ILCS 5/12-106)
- A Judgment from another Illinois county (735 ILCS 5/12-106) (735 ILCS 5/12-501; 735 ILCS 5/12-650 et seq)

- A Judgment from another state (735 5/12-650 et seq.)
- Foreign state (735 ILCS 5/12-618 et seq.; 735 5/12-650 et seq.)

Additional Litigants (if any):

Plaintiff

Defendant

Name: _____

Name: Lucius McGhec

Address: _____

Address: 217 Kentucky St
Park Forest, IL 60466

Name: _____

Name: _____

Address: _____

Address: _____

Name: _____

Name: _____

Address: _____

Address: _____

Name: _____

Name: _____

Address: _____

Address: _____

CLERK

STAPLE THIS COVER SHEET TO THE AUTHENTICATED FOREIGN JUDGMENT. IT IS PART OF THE PERMANENT FILE.

Atty. No.: 100748 Pro Se 99500

Name: Bricker Graydon LLP

Atty. for Plaintiff: Fifth Third Bank, National Association

Address: 200 N. LaSalle St., Suite 1550

City/State/Zip Code: Chicago, IL 60601

Telephone: (312) 252-9777

Service via email from opposing party/counsel will be accepted at:

jsledziewski@brickergraydon.com

by consent pursuant to Ill. Sup. Court Rules 11 and 131.

Pro Se Only: I have read and agree to the terms of the Clerk's Office Electronic Notice Policy and choose to opt in to electronic notice from the Clerk's office for this case at this email address:

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

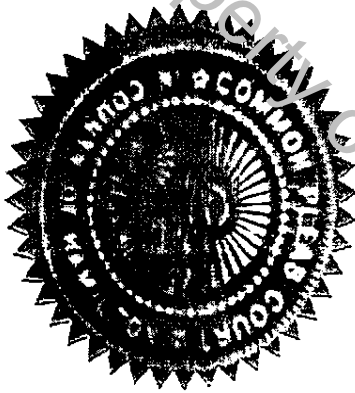
FILED DATE: 1/9/2024 10:34 PM 2024L050015

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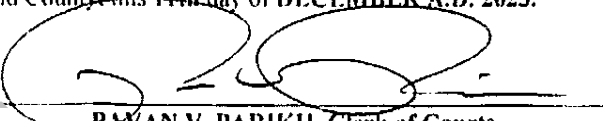
FILED DATE: 1/9/2024 10:34 PM 2024L050015

THE STATE OF OHIO :
: SS.
HAMILTON COUNTY :

I, PAVAN V. PARIKH, Clerk of the Court of Common Pleas and for said County, do hereby certify that the foregoing is a true, accurate and complete transcript of the JUDGMENT ENTRY signed by JUDGE ALISON HATHEWAY and entered on OCTOBER 23, 2023 image N/A in the Hamilton County, Ohio Court of Common Pleas Civil Division. Case Number A2302594 in which FIFTH THIRD BANK, NATIONAL ASSOCIATION is/are the Plaintiff(s) and M&M DEVELOPMENT MIDWEST INC., ET AL., is/are the Defendant (s), as appears from the files and records now in my office.

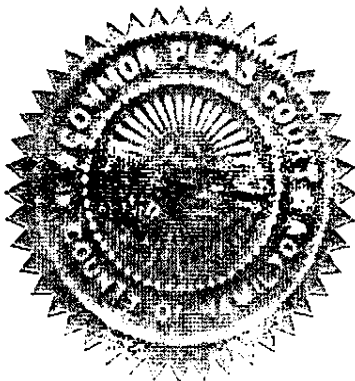


In Testimony Whereof, I, the Clerk of Courts aforesaid, have hereunto set my hand and affixed the Seal of said Court, in Cincinnati, Ohio in the said County, this 11th day of DECEMBER A.D. 2023.



PAVAN V. PARIKH, Clerk of Courts
Court of Common Pleas, Hamilton County, Ohio

THE STATE OF OHIO :
: SS.
HAMILTON COUNTY :

I, CHRISTOPHER A. WAGNER, Presiding Judge of the Court of Common Pleas, for the First District, within and for the State of Ohio, the same being a Court of Law and Record in and for the County of Hamilton, do hereby certify that PAVAN V. PARIKH is the Clerk of said Court, and was such Clerk at the time of making, and subscribing to the foregoing Certificate, and that the attestation of said Clerk is in due form of law, and by the proper officer.



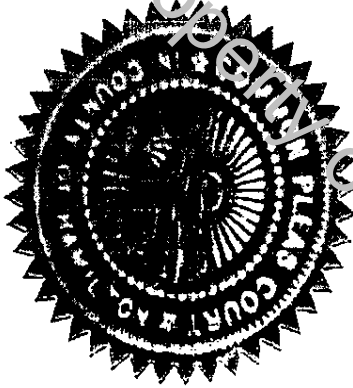
In Testimony Whereof, I do hereto subscribe my name, in Cincinnati, Ohio in the said County, this day 11th of DECEMBER A.D. 2023.


JUDGE CHRISTOPHER A. WAGNER
Presiding Judge of the Court of Common Pleas,
Hamilton County, Ohio

UNOFFICIAL COPY

THE STATE OF OHIO :
: SS.
HAMILTON COUNTY :

I, PAVAN V. PARIKH, Clerk of the Court of Common Pleas within and for said County, do hereby certify that JUDGE CHRISTOPHER A. WAGNER, whose name is subscribed to the foregoing certificate, was at the time of the subscribing the same Presiding Judge of the Court of Common Pleas for the First District within and for the State of Ohio, duly commissioned and qualified, and that full faith and credit are due to all his official acts as such.



In Testimony Whereof, I, the Clerk of Courts, aforesaid, have hereunto set my hand and affixed the Seal of the said Court, in Cincinnati, Ohio in the said County, this 11th day of DECEMBER A.D. 2023.

PAVAN V. PARIKH, Clerk of Courts
Court of Common Pleas, Hamilton County, Ohio

FILED DATE: 1/9/2024 10:34 PM 2024L050015

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FILED DATE: 1/9/2024 10:34 PM 2024L050015

accelerate the Agreement upon demand such that the entire balance was due and owing and institute the default rate of interest (Prime Rate + 7.61% per annum).

3. Borrower failed to pay the balance due and owing under the Agreement.

4. Borrower owes Plaintiff on the Agreement the principal amount of \$84,561.63, plus accrued but unpaid interest in the amount of \$2,751.71 as of June 16, 2023, plus bank fees of \$25.00, plus interest that continues to accrue thereafter at the default rate of the Prime Rate + 7.61% per annum, plus accruing fees and the costs of this action, including attorneys' fees incurred by Plaintiff.

5. As inducement for Plaintiff to extend the credit evidenced by the Agreement, Defendant Lucius McGhee ("Guarantor") executed a Guaranty of Loan Agreement dated February 8, 2022 (the "Guaranty"), in which he unconditionally guaranteed payment to Plaintiff of all obligations of Borrower to Plaintiff (as defined in the Guaranty), which includes the amounts owing under the Agreement.

6. By virtue of Borrower's failure to pay the amounts due under the Agreement to Plaintiff upon demand, the Guaranty is in default.

7. Plaintiff is presently owed from Guarantor the principal amount of \$84,561.63, plus accrued but unpaid interest in the amount of \$2,751.71 as of June 16, 2023, plus bank fees of \$25.00, plus interest that continues to accrue thereafter at the default rate of the Prime Rate + 7.61% per annum, plus accruing fees and the costs of this action, including attorneys' fees incurred by Plaintiff.

8. Defendants are in default for failing to answer or otherwise defend against the Complaint as required by Civ.R. 12(A), and thereby confess the allegations of the Complaint to be true.

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FILED DATE: 1/9/2024 10:34 PM 2024L050016

9. That, pursuant to the terms of the Agreement and Guaranty, Defendants are obligated to reimburse Plaintiff for all costs of collection, including expenses, incurred by Plaintiff in connection with the collection of the sums due thereunder.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff Fifth Third Bank, National Association is awarded judgment as follows:

1. On Count One, Plaintiff is granted immediate judgment against Defendant M & M Development Midwest Inc. on the Agreement for the principal amount of \$84,561.63, plus accrued but unpaid interest in the amount of \$2,751.71 as of June 16, 2023, plus bank fees of \$25.00, plus interest that continues to accrue thereafter at the default rate of the Prime Rate + 7.61% per annum, plus accruing fees and the costs of this action incurred by Plaintiff; and

2. On Count Two, Plaintiff is granted for immediate judgment against Defendant Lucius McGhee on the Guaranty the principal amount of \$84,561.63, plus accrued but unpaid interest in the amount of \$2,751.71 as of June 16, 2023, plus bank fees of \$25.00, plus interest that continues to accrue thereafter at the default rate of the Prime Rate + 7.61% per annum, plus accruing fees and the costs of this action incurred by Plaintiff.

IT IS FURTHER ORDERED that this is a final, appealable order in accordance with Civ.R. 54(B) and that there is no just reason to delay execution hereupon.

IT IS SO ORDERED.


Judge Alisa Hatheway

MAGISTRATE
OCT 18 2023
HAS SEEN

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FILED DATE: 1/9/2024 10:34 PM 2024L050015

Respectfully submitted,

/s/ Patricia L. Hill

Patricia L. Hill (0072595)

Sebastian D. West (0102248)

Attorneys for Plaintiff

BRICKER GRAYDON LLP

7570 Bales Street, Suite 220

Liberty Township, OH 45069

Phone: (513) 755-9500

Fax: (513) 755-9588

E-mail: phill@brickergraydon.com

Copies to:

Patricia L. Hill, *Esq.*

Attorney for Plaintiff

BRICKER GRAYDON LLP

7570 Bales Street, Suite 220

Liberty Township, OH 45069

M & M Development Midwest Inc.

c/o Juan McGhee, Registered Agent

217 Kentucky Street, Apt. 60475

Park Forest, IL 60466

Lucius McGhee

217 Kentucky Street, Apt. 60475

Park Forest, IL 60466

UNOFFICIAL COPY

COPY



PAVAN PARIKH

HAMILTON COUNTY CLERK OF COURTS

RECEIPT

RECEIVED FROM:
BRICKER GRAYDON LLP

RECEIPT NUMBER : 231000016435
DATE : 12/11/2023
CURRENT DATE/TIME : 12/11/2023 13:37

THREE DOLLARS AND 00/100

----- (\$3.00) -----

CHECK #5085

PO9700001

PRINTOUTS -COST DESK

Party : P - 1 PRINTOUTS COST DESK, PLAINTIFF

DEPUTY CLERK

FILED DATE: 1/9/2024 10:34 PM 2024L050015

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

FILED DATE: 1/9/2024 10:34 PM 2024L060015

<p>Fifth Third Bank, National Association,</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>M & M Development Midwest Inc. and Lucius McGhee</p> <p style="text-align: center;">Defendant(s).</p>		<p>Case No.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------

AFFIDAVIT OF DAVID STOUTENBURG – FIFTH THIRD BANK, NATIONAL ASSOCIATION

I, David Stoutenburg ("Affiant"), being first duly cautioned and sworn, do depose and say that the following statement is based on my personal knowledge and is true and correct to the best of my belief:

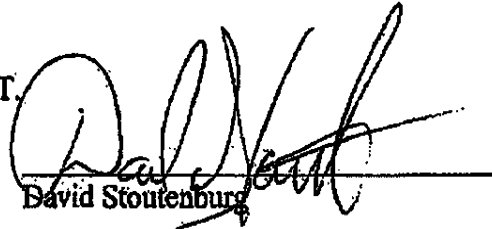
1. I am over eighteen years of age and am competent to testify upon personal knowledge regarding this matter.
2. I am a Vice President of Fifth Third Bank, National Association. I am making this affidavit based on information that is within my personal knowledge or that I obtained from business records of Fifth Third Bank, National Association in my custody and control which are maintained by Fifth Third Bank, National Association as a regular practice in the course of its regularly conducted business activities.
3. On October 23, 2023, the Common Pleas Court of Hamilton County, Ohio awarded a money judgment in favor of Fifth Third Bank, National Association for the principal sum of \$84,651.63, plus accrued but unpaid interest in the amount of \$2,751.71 as of June 16, 2023, plus bank fees of \$25.00, for a total judgment of \$87,338.34, plus interest that continues to accrue thereafter at the highest legal rate, plus accruing fees and the costs of this action (the "Judgment"). A certified copy of the Judgment is being filed herewith.
4. The Judgment remains unsatisfied.
5. The post office address for the Judgment Creditor, Fifth Third Bank, National Association is 38 Fountain Square Plaza, Cincinnati, OH 45202.
6. The last known post office address for the Judgment Debtor, M & M Development Midwest Inc., is 217 Kentucky St., Park Forest, IL 60466.

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7. The last known post office address for the Judgment Debtor, Lucius McGhee, is 217 Kentucky St., Park Forest, IL 60466.

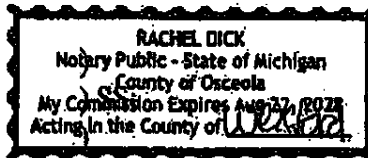
8. As of the date of this Affidavit, no defendant has filed any post-trial motions or a notice of appeal, and the Judgment is not further contested.

AFFIANT FURTHER SAYETH NAUGHT.



David Stoutenburg

STATE OF MICHIGAN

COUNTY OF Wexford



Before me, a Notary Public in and for the aforementioned State and County, did personally appear David Stoutenburg, a Vice President with Fifth Third Bank, National Association, who being first duly sworn upon their oath, deposed that they are authorized to make this affidavit on behalf of Fifth Third Bank, National Association, and that the matters set forth herein are true, this 8th day of January, 2024.



Notary Public
My Commission Expires: 8/22/28

Prepared by:
Bricker Graydon LLP
200 N. LaSalle St., Ste. 1550
Chicago, IL 60601
Ph. 312.252.9777

FILED DATE: 1/19/2024 10:34 PM 2024L050015

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FILED
1/9/2024 10:34 PM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2024L050015
Calendar, 5

FILED DATE: 1/9/2024 10:34 PM 2024L050015

Notice of Filing to Register a Foreign Judgment (12/01/20) CCG 0612

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

County _____ DEPARTMENT Law _____ DIVISION/DISTRICT

Fifth Third Bank, National Association
Plaintiff
v.
M & M Development Midwest Inc. and Lucius McGhee
Defendant

Case No. 2024L050015

NOTICE OF FILING TO REGISTER A FOREIGN JUDGMENT

Notice of Filing to Register a Foreign Judgment

- A Judgment from another state (735 5/12-650 et seq.)
- Federal judgment (i.e. a federal district court money judgment) (735 ILCS 5/12-501; 735 ILCS 5/12-650 et seq.)
- Foreign state (735 ILCS 5/12-618 et seq.; 735 ILCS 5/12-650 et seq.)

To Defendant: M & M Development Midwest, Inc.
217 Kentucky St
Park Forest, IL 60466

You are hereby notified that Plaintiff, Fifth Third Bank, National Association
Name

38 Fountain Square Plaza, Cincinnati, OH 45202
Address City State Zip

through its attorneys, Junilla Sledziewski, Bricker Graydon LLP
Name

200 N. LaSalle St., Suite 1550, Chicago, IL 60601
Address City State Zip

did this day file an authenticated copy of a certain Foreign Judgment in the above entitled action, entered in

the Common Pleas Court of Hamilton County,

State of Ohio on 10/23/2023.

1/9/2024 10:34 PM IRIS Y. MARTINEZ

Dated: _____

Iris Y. Martinez
Clerk of the Circuit Court



Iris Y. Martinez, Clerk of the Circuit Court of Cook County, Illinois

cookcountyclerkofcourt.org

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FILED
1/9/2024 10:34 PM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2024L050015
Calendar, 5

FILED DATE: 1/9/2024 10:34 PM 2024L050015

Notice of Filing to Register a Foreign Judgment (12/01/20) CCG 0612

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

County _____ DEPARTMENT Law _____ DIVISION/DISTRICT _____

Fifth Third Bank, National Association
Plaintiff
v.
M & M Development Midwest Inc. and Lucius McGhee
Defendant

Case No. 2024L050015

NOTICE OF FILING TO REGISTER A FOREIGN JUDGMENT

Notice of Filing to Register a Foreign Judgment

- A Judgment from another state (735 5/12-650 et seq.)
- Federal judgment (i.e. a federal district court money judgment) (735 ILCS 5/12-501; 735 ILCS 5/12-650 et seq.)
- Foreign state (735 ILCS 5/12-618 et seq.; 735 ILCS 5/12-650 et seq.)

To Defendant: Lucius McGhee
217 Kentucky St
Park Forest, IL 60466

You are hereby notified that Plaintiff, Fifth Third Bank, National Association
Name: _____

38 Fountain Square Plaza, Cincinnati, OH 45202
Address City State Zip

through its attorneys, Junilla Sledziewski, Bricker Graydon LLP
Name

200 N. LaSalle St., Suite 1550, Chicago, IL 60601
Address City State Zip

did this day file an authenticated copy of a certain Foreign Judgment in the above entitled action, entered in

the Common Pleas Court of Hamilton County,

State of Ohio on 10/23/2023.

Dated: 1/9/2024 10:34 PM IRIS Y. MARTINEZ

Iris Y. Martinez, Clerk of the Circuit Court of Cook County, Illinois

cookcountyclerkofcourt.org



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Property of Cook County Clerk's Office

Please verify that the document to which this
indication is affixed is a true copy.

IRIS Y. MARTINEZ JAN 10 2024

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

