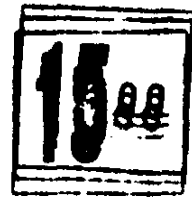


IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION



THE EQUITABLE LIFE ASSURANCE SOCIETY OF  
THE UNITED STATES, a New York  
corporation,

Plaintiff,

v.

No. 91 CH 05654

LASALLE NATIONAL BANK, as Trustee under  
Trust Agreement dated December 13, 1972 and  
known as Trust No. 45150; LASALLE NATIONAL  
BANK, as Trustee under Trust Agreement  
dated December 15, 1984 and known as Trust  
No. 109242; CHICAGO TITLE AND TRUST COMPANY,  
as Trustee under Trust Deed dated  
December 20, 1984 and recorded as Documents  
Nos. 27379855 and 27421028; CONTINENTAL  
BANK, NATIONAL ASSOCIATION, f/k/a  
Continental Illinois National Bank and  
Trust Company of Chicago, as Trustee under  
Trust No. 31-02277; CONTINENTAL BANK,  
NATIONAL ASSOCIATION, f/k/a Continental  
Illinois National Bank and Trust Company  
of Chicago, as Trustee under Trust No.  
31-02284-1; CONTINENTAL BANK, NATIONAL  
ASSOCIATION, f/k/a Continental Illinois  
National Bank and Trust Company of Chicago,  
as Trustee under Trust Agreement dated  
December 26, 1979 and known as Trust  
No. 48-69911-0; EQUITEC REAL ESTATE  
INVESTORS FUND XIV, a Delaware general  
partnership, previously domiciled in  
California as a limited partnership;  
HALLWOOD REALTY PARTNERS, L.P., a foreign  
partnership; HWG REALTY INVESTORS, INC.;  
HALLWOOD REALTY CORPORATION, a foreign  
corporation; VICTORIA STATION INCORPORATED,  
a California corporation; T.M.J.  
ENTERPRISES, LTD., an Illinois corporation;  
UNKNOWN OWNERS and NON-RECORD CLAIMANTS,

Defendants.

ORDER OF CONSENT FORECLOSURE

THIS CAUSE COMING ON to be heard pursuant to the Motion for  
Consent Foreclosure filed by plaintiff The Equitable Life

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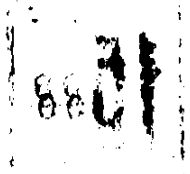
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COOK COUNTY

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Assurance Society of the United States ("Equitable"), and the Court having reviewed the Stipulations for Consent Foreclosure and being advised in the premises;

THE COURT DOTH FIND:

i. Equitable, in connection with its Motion, has offered to and does hereby waive any and all rights to a personal judgment for deficiency against the mortgagor or against any other person liable for the indebtedness or other obligation secured by the mortgage;

ii. Equitable's offer was made in the Motion and notice of that Motion has been given to all parties except those who have previously been found in default for failure to appear, answer or otherwise plead or have waived notice;

iii. All mortgagors who now have an interest in the "Mortgaged Premises" as defined in paragraph 3(1) of the amended complaint, have, by stipulation filed with the Court, expressly consented to the entry of such judgment;

iv. No other party, by answer or by response to the Motion or stipulation, within the time allowed for such answer or response, has objected to the entry of such judgment; and

v. The rights of all of the named defendants are subject and subordinate to the rights of Equitable in the Mortgaged Premises.

WHEREFORE, IT IS ORDERED THAT:

Judgment is hereby entered in favor of plaintiff The Equitable Life Assurance Society of the United States and against all defendants appearing on the caption above, which judgment

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shall satisfy the mortgage indebtedness by vesting absolute title to the Mortgaged Premises described in Exhibit A attached hereto, in Equitable, free and clear of all claims, liens and interests of the above-captioned defendants, including all rights of reinstatement and redemption.

ENTERED:

JUDGE \_\_\_\_\_  
Dated: \_\_\_\_\_ 1991  
Circuit Court - 153

Timothy J. Patenode  
Katten Muchin & Zavis  
525 West Monroe Street  
Suite 1600  
Chicago, IL 60661-3693  
(312) 902-5200  
Firm I.D. 80428

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I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE

10/7/91  
Charlene Pucinski

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.  
THIS ORDER IS THE COMMAND OF THE CIRCUIT  
COURT AND VIOLATION THEREOF IS SUBJECT TO THE  
PENALTY OF THE LAW.

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THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MALL DRIVE AS DEDICATED PER DOCUMENT 21076004; WITH A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID WEST 1/2 THROUGH A POINT 880.00 FEET SOUTH OF THE SOUTH LINE OF WOODFIELD ROAD AS DEDICATED PER DOCUMENT NUMBER 20944554 (AS MEASURED ALONG SAID EAST LINE); THENCE EAST ALONG SAID PERPENDICULAR LINE 200.00 FEET THENCE NORTH PARALLEL WITH SAID EAST LINE OF MALL DRIVE 250.00 FEET; THENCE WEST 200.00 FEET TO A POINT ON SAID EAST LINE OF MALL DRIVE 250.00 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG SAID EAST LINE OF MALL DRIVE TO THE PLACE OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

THE SOUTH HALF OF THE PARCEL DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WOODFIELD ROAD AS DEDICATED PER DOCUMENT 20944554 WITH THE EAST LINE OF THE WEST 1/2 OF THE AFORESAID SOUTH EAST 1/4; THENCE SOUTHERLY 594.11 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTH EAST 1/4; THENCE WESTERLY 644.073 FEET ALONG A LINE DRAWN PERPENDICULAR TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WESTERLY 239.087 FEET ALONG SAID PERPENDICULAR LINE TO THE EAST LINE OF MALL DRIVE AS DEDICATED PER DOCUMENT 21076004; THENCE SOUTHERLY 35.908 FEET ALONG SAID EAST LINE OF MALL DRIVE TO A LINE DRAWN 250.00 FEET (AS MEASURED ALONG A LINE PARALLEL WITH SAID EAST LINE OF MALL DRIVE) NORTH OF AND PARALLEL WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4, FROM A POINT ON SAID EAST LINE 880.00 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE AFORESAID SOUTH LINE OF WOODFIELD ROAD; THENCE EASTERLY, ALONG SAID LINE 250.00 FEET NORTH AND PARALLEL, 238.687 FEET TO A LINE DRAWN 644.073 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4; THENCE NORTHERLY 35.906 FEET ALONG SAID PARALLEL LINE TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

675 Mall Drive  
Schaumburg, Illinois  
PIN No.:  
07-13-400-022

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