

# UNOFFICIAL COPY

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

PRINCIPAL MUTUAL LIFE  
INSURANCE COMPANY, an  
Iowa corporation,

Plaintiff,

v.

LASALLE NATIONAL BANK, as trustee  
under Trust Agreement dated May 12,  
1986, and known as Trust No. 111078;  
et al.,

Defendants.

93733116

No. 93 CH 3999

DEST. OF RECORDING \$29.50  
TRAN 8425 09/14/93 11:50:00  
\*--93-733116  
COOK COUNTY RECORDER

### JUDGMENT VESTING ABSOLUTE TITLE IN MORTGAGEE

This cause came before the court on a Stipulation for Judgment pursuant to section 15-1402 of the Illinois Mortgage Foreclosure Law ("IMFL"), 735 ILCS 5/15-1402 (1992); and the court being fully advised in the premises, finds that it has jurisdiction of all parties to this cause and the subject matter hereof, and that:

1. There is due to plaintiff the sum of not less than \$9,162,985.80, for which plaintiff has a valid, prior and paramount lien on the mortgaged real estate described on Exhibit A hereto, which is located at and commonly known as 1124 Tower Road, 1000 East State Parkway and 1717 Penny Lane, Schaumburg, Illinois.

2. The mortgage described in the complaint and hereby foreclosed appears of record in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 397719 and in the office of the Registrar of Torrens Titles of Cook County, Illinois, as Document No. LR3527504.

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3. The rights and interests, if any, of all parties to this cause in and to the mortgaged real estate are subject to, junior, subordinate and inferior to the lien of plaintiff's mortgage.

4. The mortgage hereby foreclosed and the lien of said mortgage are governed by the provisions of section 15-1101, *et seq.* of the IMFL, 735 ILCS 5/15-1101, *et seq.* (1992).

5. Pursuant to and in accordance with section 15-1402 of the IMFL, 735 ILCS 5/15-1402 (1992), plaintiff and the mortgagor, LaSalle National Bank, as Trustee under Trust Agreement dated May 12, 1986, and known as Trust No. 111078, and King Venture, the beneficiary under said trust, have consented to entry of this judgment, and plaintiff has waived its rights, if any, to a personal judgment for a deficiency.

## **IT IS THEREFORE ORDERED AND ADJUDGED:**

a. Absolute title to the mortgaged real estate described on Exhibit A hereto, together with all improvements thereon and easements and appurtenances belonging thereto, is hereby vested in plaintiff Principal Mutual Life Insurance Company, free and clear of all claims, liens and interest of the mortgagor, including all rights of reinstatement and redemption, and of all other defendants.

b. Plaintiff is barred from obtaining a personal judgment for a deficiency against the mortgagor and any other person liable for the mortgage indebtedness or other obligations secured by the mortgage.

c. Upon vesting of title by entry of this judgment, defendants and all record claimants given notice of this foreclosure, and all persons claiming by, through or under them, shall be forever barred and foreclosed of any right, title, interest, claim, lien, or right to redeem in and to the mortgaged real estate and any part thereof.

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d. This court retains jurisdiction of the subject matter of this cause and the parties hereto for the purpose of enforcing this judgment, and the court expressly determines that there is no just reason for delaying enforcement or appeal of this judgment.

ENTERED:

Date: September 1, 1993

FILED	
SEP 1 1993	
Judge Arthur L. Dunne	Judge's No.
A. DUNNE	613

This document was prepared by:

David G. Lynch  
RUDNICK & WOLFE/90712  
203 N. LaSalle Street-Ste 1800  
Chicago, IL 60601-1293  
312/368-4096

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PROPERTY TAX MAP OF COOK COUNTY, ILLINOIS

1997

*Austin Plummer*

CLERK OF COOK COUNTY  
JANUARY 1, 1997

EXHIBIT A

Parcel 1:

Lot 21 in Schaumburg Center for Commerce Unit 4 being a re-division of part called C in Schaumburg Industrial Park, being a subdivision of the Southeast 1/4 of Section 11 Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, Part of the Northeast 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1A:

Lot 1 in Schaumburg Center for Commerce, Unit 1, according to the plan thereof registered with the Registrar of Titles of Cook County, Illinois on July 23, 1961 as Document Number 183324945 and recorded as Document 18093123 of the Southeast 1/4 of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1A as created by Deed from LaSalle National Bank, as Trustee under Trust Number 182877 to LaSalle National Bank, as Trustee under Trust Number 182946 dated November 8, 1961 and recorded February 9, 1962 as Document 18330412 for ingress and egress and also parking purposes, over, under, across and through the following described lands: That part of section B in Schaumburg Industrial Park being a subdivision of the Southeast 1/4 of Section 11, Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, Part of the Northeast 1/4 of Section 13, and Part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the southeasterly corner of said section B, being the intersection of the northeasterly line of Tower Road, and the most easterly line of said section B, running North 60 degrees 21 minutes 22 seconds East along said easterly line a distance of 96.00 feet; thence running North 85 degrees 18 minutes 50 seconds East 194.13 feet to the Place of Beginning; thence running North 6 degrees 01 minutes 18 seconds East 160.00 feet; thence running North 73 degrees 38 minutes 30 seconds West a distance of 30.00 feet; thence running South 8 degrees 1 minute 10 seconds West a distance of 41.00 feet; thence running South 70 degrees 18 minutes 10 seconds East a distance of 13.00 feet; thence running South 13 degrees 30 minutes 33 seconds East a distance of 102.42 feet; thence running South 15 degrees 49 minutes 5 seconds East a distance of 23.30 feet to the Place of Beginning.

Parcel 2A:

Easement for the benefit of Parcel 1A as created by Grant from the Village of Schaumburg to LaSalle National Bank, as Trustee under Trust Agreement dated May 1, 1961 and known as Trust Number 183740 dated August 21, 1961 and filed November 3, 1961 as Document 18330723 for ingress and egress and also for construction, installation, operation, repair and maintenance of water main and sanitary sewer line over, under, across and through the following described premises:

That part of section B in Schaumburg Industrial Park being a subdivision of the Southeast 1/4 of Section 11, Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, Part of the Northeast 1/4 of Section 13, and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10 East of the Third Principal Meridian bounded by a line described as follows:

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Exhibit A  
Page 1

Commencing at the Southeast corner of said outlet 8, being the intersection of the Northwest line of Tower Road and the West Easery line of said outlet 8, run North 88 degrees 01 minutes 18 seconds East along said Easery line a distance of 84.00 feet; thence run North 88 degrees 30 minutes 30 seconds West 173.00 feet to a point; thence run Southeast along the Arc of a Circle Tangent to a line at that point having a bearing of South 42 degrees 45 minutes 27 seconds East having a radius of 79.00 feet whose center lies to the Northeast, Southeastery 61.75 feet to a Point of Curvature; thence run South 89 degrees 30 minutes 30 seconds East a distance of 64.81 feet to a Point of Curvature; thence run Southeast along the Arc of a Circle whose center lies to the Southwest, and whose radius is 70.00 feet, Southeastery a distance of 14.34 feet to its intersection with a line lying 48.00 feet Westery of and parallel with the said Easery line of outlet 8; thence run Southery along said line lying 48.00 feet Westery of and parallel with the said Easery line of outlet 8 to its intersection with the Northwestery line of Tower Road; thence run Northwestery along said Northwestery line of Tower Road to the Place of Beginning

Parcel 4:

Lot 1 in Schomberg Center for Commerce Unit 1A being a re-subdivision of Lots 4, 5, and 6 in Schomberg Center for Commerce Unit 1, being a re-subdivision of parts of sections 8 and 9 in Schomberg Industrial Park together with parts of sections 8 and 9 in said Schomberg Industrial Park being a subdivision of the Southeast 1/4 of Section 11, Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, Part of the North West 1/4 of Section 13, Part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 (except building and improvements located on the land), in Cook County, Illinois.

Parcel 5:

Lot 2 in Rice's subdivision of an 1/4 in Schomberg Industrial Park, being a subdivision of the Southeast 1/4 of Section 11, Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, part of the North West 1/4 of Section 13, Part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on November 3, 1963 as Document Number 18320043, in Cook County, Illinois.

Parcel 6:

Successor for the benefit of Parcel 5, as created by Grant made by and between Lawrence Rice and Elaine Rice, his wife, and Sunrise Realty Company dated June 20, 1963 and filed July 1, 1963 as Document 18320040, for perpetual vehicular and pedestrian ingress and egress, including incidental rights of maintenance, repair and replacement, over and upon the westerly Fifteen Feet of Lot 1 in Rice's Subdivision of section "A" in Schomberg Industrial Park, being a subdivision of the Southeast 1/4 of Section 11, Part of the Northeast 1/4 of Section 11, Part of the Southwest 1/4 of Section 12, Part of the North West 1/4 of Section 13, Part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on November 3, 1963 as Document 18320043, in Cook County, Illinois.

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Property of Clerk's Office

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PIN- 07-11-202-041-042

PIN- 07-11-400-007-064-069-070-074-075

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