

UNOFFICIAL COPY

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

ALEXANDER B. MAGNUS,
Plaintiff,

v.

E & B VENTURES, INC. and
STEPHEN ELMORE d/b/a
BUTTERFUSS' INCREDIBLE
EDIBLES,

Defendants.

No. 91 L 05159

93760640

. DEPT-01 RECORDING \$29.50
. T#6666 TRAN 1799 09/22/93 13:57:00
. #7633 # *-93-760640
. COOK COUNTY RECORDER

JUDGMENT ORDER

THIS MATTER coming to be heard on the trial call, the Court having heard the witnesses and reviewed the evidence, and the Court being otherwise duly advised in the premises,

THE COURT FINDS:

That the Plaintiff is entitled to a directed verdict for the full amount prayed for in its Complaint, including attorneys' fees and costs.

That the Plaintiff is entitled to damages for the difference between the rent, common area maintenance costs, pro rata real estate taxes and late charges due from the Defendants to the Plaintiff under the lease between the parties ("Lease") and the new lease entered into between the Plaintiff and a third party, for the total amount of \$116,774.60.

That pursuant to the Lease, the Plaintiff is entitled to recover its expenses, including reasonable attorneys' fees and

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court costs incurred directly or indirectly in enforcing its obligations under the Lease, for a total of \$19,783.12.

That the Plaintiff is entitled to recover its expenses in retaining an expert witness, including court reporter fees and expert fees, for a total of \$2,847.00.

That the Plaintiff is entitled to its expenses in connection with reletting the premises which are \$12,316.77.

That the Defendant, Stephen Elmore is personally liable to the Plaintiff pursuant to the terms of the Guaranty.

IT IS HEREBY ORDERED THAT:

That a verdict be directed in Plaintiff's favor and a judgment in the amount of \$151,721.49, jointly and severally against Defendants E & B Ventures and Stephen Elmore d/b/a Butterfuss' Incredible Edibles and in favor of the Plaintiff Alexander B. Magnus.

ENTER:

JUDGE DANIEL J. WHITE

SEP 15 1993

Circuit Court - 681

Date: _____

JUDGE

Sidney M. Kaplan, Esq.
Martin R. Castro, Esq.
Baker & McKenzie
130 East Randolph Drive
Suite 2800
Chicago, Illinois 60601
(312) 861-8600/6632
Firm I.D. No.: 90080

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Manteks Company
600 W. Rand Rd.
Arlington Hts., IL 60004

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Lot 14 (except the West 125 feet of the North 125 feet measured on the respective West and North Lines) in Plat of Subdivision of the heretofore Lots 14 to 40 inclusive in Block 3 also the public walk between Lots 23 and 24 and the public alley between Lots 32 to 40 inclusive in Block 3 also Broad Street from the East line of Oak Park Avenue to the South line of 167th Street all in Parkside Subdivision, being a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

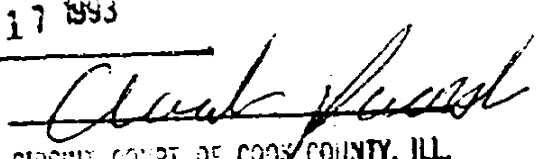
P.I.N.: 28-30-201-013
16725 Oak Park Ave., Winley Park, IL

93760640

PROPERTY OF Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE SEP 17 1993


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.