

# UNOFFICIAL COPY

PLACITA JUDGMENT

(Rev. 9-22-93) CCH-6

UNITED STATES OF AMERICA

95852644

STATE OF ILLINOIS,  
COUNTY OF COOK

] ss.

**JOHN K. MADDEN**

PLEAS, before the Honorable .....  
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the  
Court House in said County, and state, on ..... *Nov 6, 1999* .....  
in the year of our Lord, one thousand nine hundred and ..... *99* ..... and of the  
Independence of the United States of America, the two hundredth and ..... *20* .....

F	41.50	A	Sr
F	38.00	J	
T	79.50	J	
I	Sr		

PRESENT: - The Honorable ..... **JOHN K. MADDEN** .....  
Judge of the Circuit Court of Cook County.

JACK O'MALLEY, State's Attorney

MICHAEL P. SHEEHAN, Sheriff  
78855 FRANK ST. CHICAGO, ILL. 60607  
78855 FRANK ST. CHICAGO, ILL. 60607  
COOK COUNTY RECORDER

Attest: AURELIA PUCINSKI, Clerk.



Mullen, Raleigh, Cahill & Foster  
35 West Wacker Dr.  
Suite 3230  
Chicago, IL 60601

95852644

DEPT. OF LEADERSHIP

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STATE OF ILLINOIS, ]  
COUNTY OF COOK ] ss.

I, AURELIA PUCINSKI, Clerk of the Circuit Court of Cook County, in and for the State of Illinois, and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect

and complete . . . . . COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:

.....  
.....  
.....  
.....  
.....

In a certain cause lately pending in said Court, between .....  
..... plaintiff/petitioner  
and ..... defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed  
the seal of said Court, in said County, this .....  
day of, ..... 19 .....  
..... Clerk

11-29-93 95552611



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4-10-2010 10:00 AM

PLACITA JUDGMENT

(Rev. 9-22-93) CCCH- 6

UNITED STATES OF AMERICA

STATE OF ILLINOIS, ]  
COUNTY OF COOK ] ss.

PLEAS, before the Honorable .....  
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court, at the  
Court House in said County, and state, on .....  
in the year of our Lord, one thousand nine hundred and ..... and of the  
Independence of the United States of America, the two hundredth and .....

PRESENT: - The Honorable .....  
Judge of the Circuit Court of Cook County.

JACK O'MALLEY, State's Attorney

MICHAEL F. SHEEHAN, Sheriff

Attest: AURELIA PUCINSKI, Clerk.

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95852611

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STATE OF ILLINOIS,  
COUNTY OF COOK

] ss.

I, AURELIA PUCINSKI, Clerk of the Circuit Court of Cook County, in and for the State of Illinois, and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect

and complete. COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:

.....  
.....  
.....  
.....  
.....

in a certain cause lately pending in said Court, between .....

... *Commerce Bank - Illinois* ... plaintiff/petitioner  
and ... *American National Bank and Trust Company* ... defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 7 .....

day of, Dec 19 95

Aurelia Pucinski Clerk



555526-1-1

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

COMERICA BANK-ILLINOIS, AN )  
ILLINOIS BANKING CORPORATION, )  
SUCCESSOR-IN-INTEREST TO )  
AFFILIATED BANK/NORTH SHORE )  
NATIONAL, )

Plaintiff, )

v. )

No. 94 CH 02122 )

AMERICAN NATIONAL BANK AND )  
TRUST COMPANY, Successor Trustee to )  
Manufacturers Affiliated Trust Company )  
as Trustee under Trust Agreement dated )  
May 16, 1990 and known as Trust )  
No. N-1109; JAMES L. PRANGE; )  
CHRISTOPHER L. KRUEGER; BANK ONE )  
CHICAGO N.A., Successor Trustee to )  
FIRST ILLINOIS BANK OF EVANSTON, )  
N.A., as Trustee under Trust )  
Agreement dated October 8, 1987 and )  
known as Trust No. 3442; L&N )  
PARTNERSHIP; CHICAGO TITLE AND )  
TRUST COMPANY, as Trustee under )  
Trust Deed Recorded as Document )  
No. 90285306; LAWRENCE J. )  
STARKMAN; REGENCY SAVINGS, )  
Successor to REPUBLIC SAVINGS )  
BANK; CARDINAL HOLDING )  
CORPORATION; REGENT PROPERTIES; )  
NON-RECORD CLAIMANTS and )  
UNKNOWN OWNERS, )

Defendants. )

## JUDGMENT OF CONSENT FORECLOSURE

This cause coming to be heard pursuant to the Motion for entry of Consent Foreclosure; the Court having jurisdiction of this matter; and the Court being fully advised in the premises;

THE COURT HEREBY FINDS:

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I. This Court has jurisdiction of the parties to and the subject matter of this cause.

A. Comerica Bank-Illinois, an Illinois banking corporation, as successor in interest to Affiliated Bank/North Shore National ("Comerica") is organized and authorized to do business pursuant to the laws of the United States of America and State of Illinois. Comerica consents to the entry of this Judgment of Consent Foreclosure and has executed the Settlement Agreement and Mutual Release attached as Group Exhibit B to the Motion.

B. Defendant American National Bank and Trust Company as Successor Trustee to Manufacturers Affiliated Trust Company, as Trustee under Trust Agreement dated May 16, 1990 and known as Trust No. N-1109 ("Mortgagor"), consents to the entry of Judgment of Consent Foreclosure and has executed a Stipulation for entry of Judgment of Consent Foreclosure. A copy of the Mortgagor's Stipulation is attached to the Motion as Exhibit C.

C. Defendant James Prange ("Prange"), having been properly served with a copy of the Summons and Complaint on March 30, 1995, consents to the entry of the Order of Consent Foreclosure. Prange has executed the Settlement Agreement and Mutual Release attached as Exhibit B to the Motion.

D. Defendant Laurence Starkman ("Starkman"), having been properly served with the Summons and copy of the Complaint on March 29, 1995, consents to the entry of the Judgment of Consent Foreclosure and has executed the Settlement Agreement and Mutual Release attached as Exhibit B to the Motion.

E. Defendant L&N Partnership ("L&N"), having been properly served with the Summons and copy of the Complaint on March 29, 1995, consents to the entry of

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the Judgment of Consent Foreclosure and has executed the Settlement Agreement and Mutual Release attached as Exhibit B to the Motion.

F. Defendant Christopher Krueger ("Krueger"), expressly waived service of process and has consented to the entry of the Judgment of Consent Foreclosure. A copy of Krueger's Stipulation is attached as Exhibit A to the Motion. A copy of the Settlement Agreement wherein Krueger consents to the entry of a Judgment of Consent Foreclosure is attached as Exhibit B to the Motion.

G. The following defendants have been found in default by this Court: (1) Bank One, Chicago, N.A., Successor Trustee to First Illinois Bank of Evanston, N.A. as Trustee under Trust Agreement dated October 8, 1987 and known as Trust No. 3442; (2) Chicago Title and Trust Company as Trustee; (3) Regency Savings; (4) Cardinal Holding Corporation; and (5) Non-Record Claimants and Unknown Owners.

The Court having examined the pleadings, documents, supporting affidavits and records in this cause, and being fully advised in the premises, finds that each of the Defendants was duly and properly served and brought before this Court through service of Summons or publication in the manner provided by law. This Court now has jurisdiction over all of the parties to this cause and the subject matter hereof.

II. . . The Court being fully advised in the premises, finds in the pleadings, files, records and competent evidence herein as follows:

1. All of the allegations of the Complaint are true and proven. by virtue of the mortgage and the evidence of indebtedness as alleged in the Verified Complaint, there is due Comerica and Comerica has a valid and subsisting lien on the real property described herein:

(a) Nature of the instrument:

This instrument is a Mortgage;

440-300-1000

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(b) **Date of Mortgage:**

February 25, 1988;

(c) **Names of Mortgagors:**

First Illinois Bank of Evanston, N.A., as Trustee under a Trust Agreement dated October 8, 1987 and known as Trust No. R-3442;

(d) **Name of Mortgagee, Trustee or Grantee in Mortgage:**

Affiliated Bank/North Shore National, n/k/a Comerica Bank-Illinois;

(e) **Date and place of recording:** March 2, 1988, at the Office of the Recorder of Deeds of Cook County, Illinois;

(f) **Identification or recording number:** 88091613;

(g) **Interest subject to the Mortgage:**

Fee Simple title conveyed as security;

(h) **Amount of original indebtedness:**

\$440,000.00;

(i) **Legal description of mortgaged premises:**

LOTS 92 AND 93 IN GERMANIA ADDITION TO EVANSTON, BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION TO EVANSTON AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 11-29-107-007 Vol. No. 505

**And Commonly Known As:** 7658 North Sheridan  
Chicago, Illinois;

(j) **Statement as to defaults and amounts now due:**

(i) A default has occurred for payments commencing on October 2, 1994 and each month thereafter as required pursuant to Exhibits A and B.

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(ii) After all just credits are given, there is due Plaintiff the sum of \$418,428.53 as of March 13, 1995, plus interest, costs and fees.

(iii) The balance due Plaintiff consists of the following amounts:

Principal: \$386,343.69

Accrued Interest  
through March 15, 1995: 22,547.48

Late Charges: 9,537.36

Total Amount Due as of  
March 13, 1995: \$418,428.53, plus  
interest, costs and fees.

(k) Statement as to per diem interest accruing under the Mortgage after default: \$118.05

The per diem interest accruing under the Mortgage after default is \$118.05.

(l) Names of present Owners of the Premises:

American National Bank and Trust Company, Successor Trustee to Manufacturers Affiliated Trust Company, as Trustee under Trust Agreement dated May 16, 1990 and known as Trust No. 1109;

(m) Names of other persons, who are joined as Defendants and whose interest in or lien on the mortgaged premises is sought to be terminated:

(i) James L. Prange;

(ii) Christopher L. Krueger;

(iii) First Illinois Bank of Evanston, N.A., as Trustee under Trust Agreement dated October 8, 1987 and known as Trust No. 3442;

(iv) L&N Partnership;

(v) Chicago Title and Insurance Company as Trustee under Trust Deed recorded as Document No. 90285306;

(vi) Lawrence J. Starkman;

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- (vii) Republic Savings Bank, F.S.B.;
- (viii) Cardinal Holding Corp.;
- (ix) Unknown Owners;
- (x) Non-record Claimants.

2. The rights and interests of all of the other parties to this cause, in and to the subject real property described above are inferior to the rights, interests and lien of Comerica.

3. Prange, Krueger, Starkman and L&N have expressly waived and released their right of homestead in the premises set forth in 735 ILCS §5/12-901 as set forth in the Settlement Agreements and Mutual Releases.

4. Prange, Krueger, Starkman and L&N have expressly waived and released their right of reinstatement of 735 ILCS §5/15-1602 as set forth in the Settlement Agreements and Mutual Releases.

5. Prange, Krueger, Starkman and L&N have expressly waived and released their right of redemption of 735 ILCS §5/15-1603 as set forth in the Settlement Agreements and Mutual Releases.

6. Comerica expressly waives and releases all rights it has to a personal judgment for deficiency against Prange, Krueger, Starkman and L&N, as set forth in the Settlement Agreement and Mutual Release.

7. Comerica, Mortgagor, Prange, Krueger, Starkman and L&N have expressly consented to the entry of the Order of Consent Foreclosure as set forth in the Settlement Agreements and Mutual Releases and the Stipulation of the Mortgagor.

8. No other party who was entitled to notice has filed any answer or response objecting to the entry of the Order of Consent Foreclosure.

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### III. IT IS THEREFORE ALSO ORDERED:

1. Absolute title to the mortgaged real estate to wit:

#### LEGAL DESCRIPTION (88504267)

LOTS 92 AND 93 IN GERMANIA ADDITION TO EVANSTON, BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION TO EVANSTON AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 11-29-107-007 Vol. No. 505

And Commonly Known As: 7658 North Sheridan  
Chicago, Illinois;

is hereby vested in Comerica Bank-Illinois, successor in interest to Affiliated Bank/North Shore National, free and clear of all claims, liens and interests of Prange, Krueger, Starkman, L&N and the Mortgagor, including all rights of reinstatement and redemption, and of all rights of all other persons made parties in the foreclosure whose interests are subordinate to that of Comerica, and of all Non-Record Claimants and Unknown Owners.

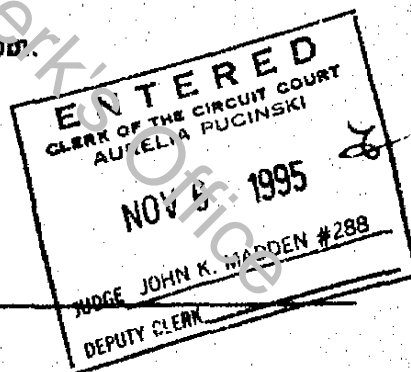
2. The Court expressly finds that there is no just reason for delaying the enforcement of this final Judgment Order or an appeal therefrom.

Date: November 6, 1995

ENTER:

\_\_\_\_\_  
JUDGE

William J. Raleigh  
Margaret M. Cahill  
Mullen, Raleigh & Cahill  
35 W. Wacker Dr., Ste. 3230  
Chicago, IL 60601  
(312) 460-0600



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