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

PATRIA PARTNERS, LLC,
SUCCESSOR IN INTEREST TO
BANCO POPULAR NORTH AMERICA,

Plaintiff,

v.

GARY L. TUCKER, ET AL.,

Defendants.

0021309282

3449/0023 50 001 Page 1 of 4
2002-11-26 10:03:56
Cook County Recorder 30.50



0021309282

N0. 01 CH 20770

CONSENT JUDGMENT OF FORECLOSURE

This cause having come before the Court upon Plaintiff's Complaint for Mortgage Foreclosure (the "Complaint"), the stipulation herein of Defendants Gary Tucker and Yvette Tucker (collectively, the "Mortgagor"), and the pleadings and other matters of record in this action, and other matters of record, the Court, being fully advised in the premises, does hereby find:

1. Plaintiff commenced this case by filing its Complaint against the Mortgagor and an order of default was entered against the Mortgagor on March 25, 2002.
2. The Mortgagor herein is properly before the Court, through service of summons and by consent to jurisdiction, such that the Court has jurisdiction over the Mortgagor and the subject matter hereof.
3. Due notice of the Complaint has been given to all parties entitled thereto, including Unknown Owners and Non-Record claimants, pursuant to the provisions of 735 ILCS 5/15-1502(c) and 5/15-1503 of the Illinois Mortgage Foreclosure Law.
4. The Mortgage described in the Complaint and foreclosed herein, was recorded on January 11, 2000 in the Office of the Recorder of Deeds, Cook County, Illinois as

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Document No. 00026107 and assigned to Patria Partners LLC by assignment dated October 11, 2002 and recorded on October 11, 2002 in the Office of the Recorder of Deeds, Cook County, Illinois as Document No: 0021119754; and the non-residential property conveyed therein and herein directed to be transferred is described as:

LOTS 25 AND 26 IN BLOCK 7 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE RANGE NORTH 167 FEET THEREOF) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 1650-56 West 57th Street, Chicago, IL 60636

PIN No. 20-18 022-0000

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5. All material allegations the Complaint are true and proven, and that by virtue of the judgment entered by this Court on April 29, 2002, and the Mortgage and the Note secured thereby, there is due Plaintiff and Plaintiff has a valid and subsisting lien on the Property for the following amounts as of the date hereof:

Judgment Amount: \$141,467.86

Statutory Interest: \$7,395.05

Real Estate Taxes: \$6,493.12

Total: \$155,356.07

6. The Mortgagor validly waived its rights of redemption in the Mortgage, and the period for reinstatement of the Mortgage has expired.
7. Plaintiff has offered to and hereby does waive any and all rights to a personal judgment for deficiency against all persons personally liable for the indebtedness or other obligations secured by the Mortgage.
8. Pursuant to 735 ILCS 515-1402(a)(3), and subject to the terms and conditions stated herein, Mortgagor expressly consents to the entry of a consent foreclosure judgment

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vesting absolute title to the property in the Plaintiff, free and clear of all claims, liens and interests of Mortgagor, including all rights of reinstatement and redemption, and of all rights of all other persons whose interests are subordinate to that of Plaintiff, including, without limitation, all Unknown Owners and Non-Record Claimants who have been properly notified as provided by statute.

9. Such judgment may be entered herein by the Court without further notice or hearing.

IT IS THEREFORE ORDERED AND ADJUDGED:

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- A. Absolute title to the Property be, and hereby is, vested in Plaintiff; free and clear of all claims, liens and interests of Mortgagor, including all rights of reinstatement and redemption, and of all rights of all other persons whose interests are subordinate to that of Plaintiff, including, without limitation, all Unknown Owners and Non-Record Claimants.
- B. It is further Ordered that judgment *in rem* is entered against the Mortgagor's interest in the Property, and Plaintiff waives all rights to a personal judgment against the Mortgagor.
- C. It is further order that all persons claiming by, through or under Mortgagor, shall be forever foreclosed of and from all claims in or to the Property sold as aforesaid.
- D. It is further ordered that the Plaintiff, or Plaintiff's successors or assigns, be let into possession of the Property so conveyed, and that any of the parties hereto who may be in possession of the Property, and any person who since the commencement of these proceedings shall have come into possession under any of them, except tenants in possession, shall surrender possession of the Property to Plaintiff or Plaintiff's successors or assign; and, if in default thereof, that an order of Assistance issue in aid thereof.

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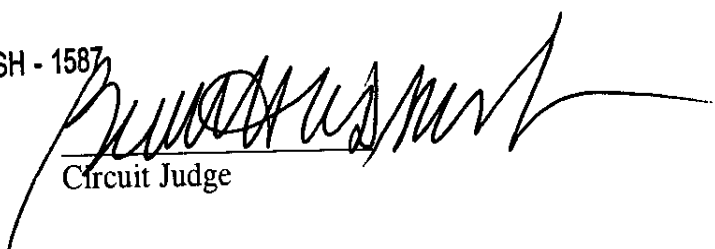
E. It is further ordered that there is no reason to delay the enforcement of, or any appeal from, this judgment. Mortgagor shall have no right of appeal, having consented to this relief for good and valuable consideration. The Court retains jurisdiction of the subject matter and all parties hereto for the purpose of enforcing this Judgment

ENTERED

Dated: November 26, 2002

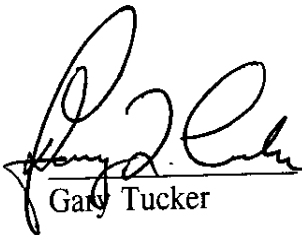
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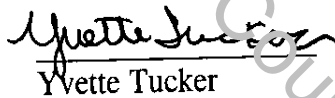
JUDGE
BERNETTA D. BUSH - 1587


Circuit Judge

THIS CONSENT JUDGMENT OF FORECLOSURE IS STIPULATED AND AGREED
THIS 26TH DAY OF NOVEMBER, 2002

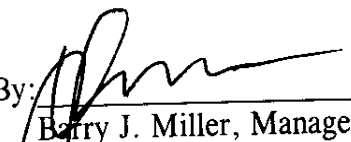
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Gary Tucker


Yvette Tucker

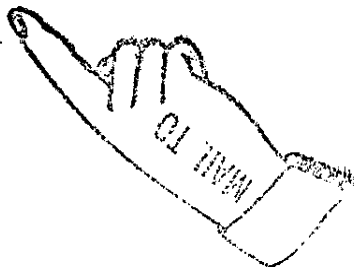
Dated: November 26, 2002

Patria Partners LLC, successor in interest to
Banco Popular

By: 
Barry J. Miller, Manager

Dated: November 26, 2002

Barry J. Miller, Esq
18110 Dixie Highway
Homewood, Illinois 60430
(708) 798-8500
Attorney No. 55831



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