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Doc#: 0726247027 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 08:50 AM Pg: 1 of 5

07B/M/09573

RECORDING COVER PAGE

JUDGMENT OF CONSENT FORECLOSURE

Property commonly known as 2316, 2318, 2320 Chicago Road, Chicago Heights, Illinois

Legally described as:

Lots 1, 2 and 3 in Block 187 in Chicago Heights, in the Northeast 1/4 and the Northwest 1/4 of Sections 28 and 29, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Index Number: 32-29-215-023
32-29-215-024
32-29-215-025

Mail to:

Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

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UNOFFICIAL COPYIN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

AUSTIN BANK OF CHICAGO,)	
Plaintiff)	
)	
v.)	Case No. 07 CH 09407
)	
MARIO MIHALIC, et al.,)	
Defendants)	

JUDGMENT OF CONSENT FORECLOSURE

This cause coming to be heard on the motion of the plaintiff-mortgagee, Austin Bank of Chicago, pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law, for judgment of consent foreclosure, due notice of the request for entry of this judgment having been given to all parties who are not in default, and the defendant-mortgagors, Mario Mihalic and Julie Mihalic, having executed a Stipulation for Consent Foreclosure, and the Court being fully advised in the premises, FINDS:

1. The plaintiff-mortgagee has offered, in connection with obtaining this judgment of foreclosure, to waive any and all rights to a personal judgment deficiency against the defendant-mortgagors, and against all other persons liable for the indebtedness or other obligations secured by the mortgage referred to in the Complaint to Foreclose Mortgage filed herein.

2. The defendant-mortgagors have accepted the offer of the plaintiff-mortgagee, and the plaintiff-mortgagee and the defendant-mortgagors have jointly filed the stipulation with this Court. The stipulation provides that the mortgagee waives its right to a deficiency judgment against the mortgagors in this action. The stipulation also provides that upon entry of this Judgment of Consent Foreclosure, title to the mortgaged real estate shall be vested in the plaintiff-mortgagee or its assignees, free of all claims, liens, and interests of the defendant-mortgagor, including all rights of

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reinstatement and redemption, and of all rights of all other defendants whose interests are subordinate to that of the plaintiff-mortgagee and all unknown owners and non-record claimants.

3. All mortgagors who have an interest in the mortgaged real estate have expressly consented to the entry of this Judgment of Consent Foreclosure.

4. Notice was properly given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.

IT IS THEREFORE ORDERED:

A. The Judgment of Consent Foreclosure is entered in favor of the plaintiff-mortgagee, Austin Bank of Chicago, satisfying the mortgage indebtedness set forth in the plaintiff's Complaint, and absolute title to the mortgaged real estate commonly known as 2316-20 Chicago Road, Chicago Heights, Illinois, and legally described as follows: LOT 1, 2 AND 3 IN BLOCK 187 IN CHICAGO HEIGHTS IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL; P.I.N.:32-29-215-023-0000, 32-29-215-024-0000, 32-29-215-025-0000; is vested in Austin Bank of Chicago, free and clear of all claims, liens (except liens of the United States of America which cannot be foreclosed without judicial sale) and interest of the defendant-mortgagors including all rights of reinstatement and redemption, and of all rights of all other persons made parties in this cause whose interests are subordinate to that of the plaintiff-mortgagee, including the interest of all Unknown Owners and Non-record Claimants given notice.

except for the lien of D&M Equipment Co., Inc. in the amount of 5,700.00 recorded on 4/26/07 as document # 0711648139.

B. The plaintiff-mortgagee has waived its right to a personal judgment for deficiency, and the plaintiff-mortgagee is barred from obtaining such a deficiency judgment against the defendant-mortgagors, Mario Mihalic and Julie Mihalic, or any other person liable for the indebtedness or other obligations secured by the mortgage foreclosed in plaintiff's Complaint to

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Foreclose Mortgage.

C. All existing leases made by defendant-mortgagors, are hereby transferred and assigned to plaintiff-mortgagee.

D. The plaintiff-mortgagee is discharged as mortgagee in possession and all action and conduct of the plaintiff-mortgagee in possession is hereby approved.

E. *A copy of this order shall be mailed to the defendant within 7 days of the date of its entry.*

DATE: July 30, 2007

ENTER: ~~Associate Judge Frank J. ...~~
Judge

JUL 30 2007

Circuit Court - 1968

David T. Arena
DI MONTE & LIZAK, LLC
216 West Higgins Road
Park Ridge, IL 60068
(847) 698-9600
Atty. No. 02741

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
AUG 06 2007
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

