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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

#### 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. 15 Clort's Office

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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# IN 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-mortgage e, and the plaintiff-mortgage and the defendant-mortgagors have jointly filed the stipulation with this Court. The stipulation provides that the mortgage 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 THER EFORE 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 extate 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 THE DPRINCIPAL 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 lims of the United States of

  Austin Bank of Chicago, free and clear of all claims, liens (except lims of the United States of

  America which cannot be foreclosed without a Domn tumpment Co., The in the amount of 5,700.00
  America which cannot be foreclosed without all sale) and interest of the defendant-mortgagors

  According to the limit of the defendant of
- 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.

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

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

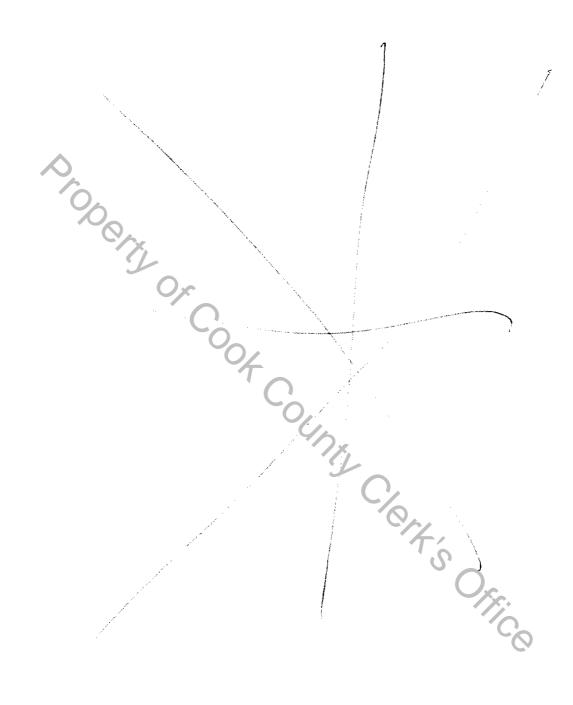
copy of the order shall be mailed to the defendant within I days of the date of its entry. The Cook County Clerk's Office

Circuit Co...... 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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I hereby certify that the document to which this certification is affixed is a true copy.

AUG 0 6 2007

Clock of the Circuit Court of Cook Caunty, IL