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Doc#: 0927545073 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/02/2009 12:51 PM Pg: 1 of 9

Mail to:

Washington Federal Bank for Savings
2869 S. Archer Ave.
Chicago, Illinois 60608

**CONSENT JUDGEMENT OF FORECLOSURE
PURSUANT TO THE ILLINOIS MORTGAGE
FORECLOSURE LAW 735 ILCS 5/15-1402**

THIS COVER PAGE IS FOR PURPOSES OF RECORDING THE ATTACHED CONSENT JUDGEMENT OF FORECLOSURE PURSUANT TO THE ILLINOIS MORTGAGE FORECLOSURE LAW 735 ILCS 5/15-1402, TO CONFORM WITH THE RECORDING REQUIREMENTS OF THE COOK COUNTY RECORDER OF DEEDS.

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

Washington Federal Bank for Savings,
A United States Corporation;

Plaintiff,

vs

No. 09 CH 11134

LDL Investments II, LLC, An Illinois
Limited Liability Company; Anthony
LaSalvia, Francis Rocco LaSalvia,
Jr.; Unknown Owners And Non-Record
Claimants,

Defendants.

CONSENT JUDGEMENT OF FORECLOSURE
PURSUANT TO THE ILLINOIS MORTGAGE
FORECLOSURE LAW 735 ILCS 5/15-1402

THIS CAUSE HAVING BEEN HEARD By the Court upon the pleadings
and affidavits filed herewith, the Court finds:

1. That it has jurisdiction of the parties to and the subject
matter of this suit.

2. That all of the material allegations in the Complaint
herein are true and proved.

3. That the equities of this cause are with the Plaintiff.

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4. That the following named Defendants were personally served with summons on the date following their name. Any Defendant served by publication has been served by publication on the three dates following their name:

LDL Investments II, LLC, an Illinois Limited Liability Company - Served March 30, 2009 (Registered Agent)

Unknown Owners and Non-Record Claimants - Published March 16, 23 & 30, 2009

5. That the time for said Defendants to file their answers or otherwise plead to the Complaint or to move in regard to said Complaint has now expired and that the following Defendants are in default for failure to enter their respective appearances or pleadings to the Complaint, and the Complaint thereby was taken and is hereby again taken as confessed against the following Defendants:

Unknown Owners and Non-Record Claimants - Published March 16, 23 & 30, 2009

6. That Defendant Mortgagor LDL Investments II, LLC, an Illinois Limited Liability Company has executed its Stipulation For Entry of Consent Judgement of Foreclosure and based on this

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Stipulation filed by the Defendant Mortgagor there appears to be no material issue of fact and judgment is hereby entered against them.

7. That the mortgage designated in the Complaint and hereby foreclosed by this Consent Judgment of Foreclosure appears of record in the office of Recorder of Deeds, in Cook County, Illinois as Document No. 0736231078, recorded on December 28, 2007, and the property referred to and directed to be sold is described as follows:

LOT 34 IN BLOCK 1 IN DANIEL J FALLIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1882 IN BOOK 17 OF PLATS PAGE 70, IN COOK COUNTY, ILLINOIS.

P.I.N.S. 25-21-403-023-0000

Commonly known as: 11545 South Yale, Chicago, Illinois
60628

8. That under the provisions of the mortgage sought to be foreclosed herein, the cost and fees incurred in connection with the foreclosure of the mortgage and collection of the debt is an additional indebtedness which the Plaintiff should be reimbursed and that such expenses and fees are hereby allowed the Plaintiff.

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9a. That the Plaintiff has a valid and subsisting first lien and that said first lien is superior to the lien of any and all parties hereto for the sums of the total amounts stated below with interest as stated, and for the fees and costs.

LOAN BALANCE THROUGH SEPTEMBER 18, 2009:

Unpaid Principal Balance	92,703.88	
Uncollected Interest	6,577.71	
Late Charges	376.9799,658.56

FORECLOSURE COSTS:

Clerk	\$347.00	
Recorder Of Deeds	50.00	
Minutes Of Foreclosure	50.00	
Publication For Service	553.00	
Special Process Server	400.00	
Photocopies	17.551,471.55
TOTAL		\$ 101,076.11

9b. The lien rights of the Plaintiff and the right, title, interest, claim or lien of any and all parties in this foreclosure and all non-record claimants shall be terminated upon the entry of this Consent Judgement of Foreclosure.

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10. That no Defendant has objected to the entry of this Consent Judgment of Foreclosure.

IT IS THEREFORE, ORDERED AND ADJUDGED THAT title to the real estate legally described as:

LOT 34 IN BLOCK 1 IN DANIEL J FALLIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1882 IN BOOK 17 OF PLATS PAGE 70, IN COOK COUNTY, ILLINOIS.

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60628

(referred herein as premises) shall be conveyed to the Plaintiff immediately upon the entry of this Consent Judgement of Foreclosure. That upon the entry of this Consent Judgement of Foreclosure all title, claims, interest and liens of all parties herein, and all clouds on title arising therefrom shall cease and Plaintiff shall have fee simple title of the premises free and clear of said claims, interest and liens.

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IT IS FURTHER ORDERED AND ADJUDGED That upon entry of this Consent Judgement of Foreclosure Defendants:

LDL Investments II, LLC, an Illinois Limited Liability Company
Unknown Owners and Non-Record Claimants

and all persons claiming under them, or any of them since the commencement of this suit, be forever barred, foreclosed of and from all rights and equities, in and to said premises, or any part thereof.

IT IS FURTHER ORDERED AND ADJUDGED That the Mortgagee waives its right to a personal deficiency judgment for deficiency and the Mortgagee is barred from obtaining such a deficiency judgment against Mortgagor LDL Investments II, LLC, an Illinois Limited Liability Company, Anthony LaSalvia ,and Francis Rocco LaSalvia, Jr.

IT IS FURTHER ORDERED AND ADJUDGED That upon the entry of this Consent of Foreclosure absolute title to the mortgaged real estate is vested in the Plaintiff Washington Federal Bank for Savings free and clear of all claims, liens, and interest of the Mortgagors and of all other Defendants.

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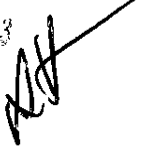
IT IS FURTHER ORDERED AND ADJUDGED That the Court hereby retains jurisdiction to and over the subject matter of this case and of all the parties thereto for the purpose of enforcing this Consent Judgement of Foreclosure.

IT IS FURTHER ORDERED AND ADJUDGED That there is no just reason for delaying enforcement or appeal for this final judgement.

DATE: _____, 2009

ENTER: _____
JUDGE

RECORDED & INDEXED
SEP 28 2009
CLERK OF COURT



Washington Federal Bank for Savings
John F. Gembara, President
2869 South Archer Avenue
Chicago, Illinois 60608
(773) 254-3422

Francis J. Pendergast III
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(312) 670-6900
Cook County Attorney Firm No. 41373

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

Dorothy Brown 9-28-09

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

