

# UNOFFICIAL COPY

Prepared by:  
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Doc#: 0929318063 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2009 04:22 PM Pg: 1 of 4

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

CITIZENS COMMUNITY BANK OF ILLINOIS, )  
Plaintiff, )  
vs. ) No. 09CH15485  
AUREZETLA JOHNSON; UNKNOWN )  
OWNERS and NONRECORD CLAIMANTS, ) Cal. 60  
Defendants. )

**CONSENT JUDGMENT OF FORECLOSURE**

Plaintiff, CITIZENS COMMUNITY BANK OF ILLINOIS, by and through its attorneys, MARTIN & KARCAZES, LTD., and in support of the entry of a Consent Judgment of Foreclosure to Foreclose Mortgage against the Defendant, AUREZETLA JOHNSON and UNKNOWN OWNERS AND NON RECORD CLAIMANTS, states as follows:

The affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS and NON RECORD CLAIMANTS have been duly and regularly made parties defendant to this action in the manner provided by law;

This cause now coming to be heard upon agreement of the parties for entry of a Consent Judgment of Foreclosure, and the Court being fully advised in the premises, finds as follows:

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1. That all the material allegations of the Complaint are true and proven.
2. The total amount due and owing Plaintiff as of September 9, 2009 is \$211,090.09, including attorneys fees and costs. This amount excludes default interest and should any party seek to redeem via an objection pursuant to 735 ILCS 5/15/1402, Plaintiff reserves the right file an supplemental affidavit for that purpose to include all other amounts.
3. Pursuant to the subject Mortgage, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.
4. That pursuant to said mortgage it is provided that the attorneys for Plaintiff are entitled to reasonable attorney's fees.
5. That the sum of \$4,855.00 has been included in the above indebtedness for said attorney's fees as provided in the mortgage.
6. The attorneys fees requested are reasonable and said sum is hereby allowed.
7. That under the provisions of the mortgage the costs of this foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses are hereby allowed to the Plaintiff. The costs of this suit are \$2,716.00.
8. That the Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0606743031 and the property herein referred to is described as follows:

LOT 27 IN BLOCK 4 IN GARFIELD PARK ADDITION, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE FOLLOWING PORTION: BEGINNING AT A POINT 208 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST

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½, 1082 FEET TO THE NORTH LINE OF CHICAGO AVENUE; THENCE EAST ALONG THE NORTH LINE OF CHICAGO AVENUE, 299 FEET; THENCE NORTH 141 FEET; THENCE WEST 125 FEET; THENCE NORTH 941 FEET; THENCE WEST 174 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PIN: 16-02-328-032-0000

Commonly known as 3820 W. Chicago Avenue, Chicago, Illinois 60651.

9. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.

10. That the mortgages sought to be foreclosed were executed after August 7, 1961.

11. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause on both notes referenced in the complaint.

12. That, Defendants herein, have filed with the Court their stipulation for the entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title in the Plaintiff, as of this date, pursuant to 735 I.L.C.S. 5-15-1402.

NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested in Plaintiff, free and clear of all claims, liens and interest of the mortgagors and of all persons claiming by, through or under the mortgagor and of all the Defendants in this cause.

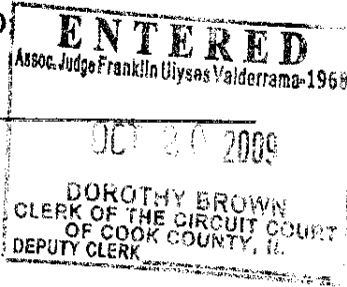
IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the mortgagor, AUREZETLA JOHNSON and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be and is hereby waived and released by Plaintiff.

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The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this Judgment and Stipulation filed herein and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATE: \_\_\_\_\_

ENTERED



JUDGE

Miranda E. Byrd  
Martin & Karcazes, Ltd.  
161 N. Clark Street, Ste. 550  
Chicago, IL 60601 312.332.4550

Property of Cook County Clerk's Office