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Cook County Recorder of Deeds
Date: 03/25/2010 12:28 PM Pg: 1 of 4

CONSENT JUDGMENT OF FORECLOSURE

BORROWERS: ANTHONY QUARANTA; ET AL.
PROPERTY: 1506 West Grand Avenue UNIT 3W
Chicago, IL 60622

THIS PAGE IS ADDED TO PROVIDE AMPLE SPACE FOR THE RECORDING
INFORMATION AND MICROFILMING OF THIS DOCUMENT.

RETURN TO:
PIERCE & ASSOCIATES
1 North Dearborn, Suite 1300
Chicago, Illinois 60602
(312)346-9088
0923958

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STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

U.S. BANK, NATIONAL ASSOCIATION, AS)
 SUCCESSOR TRUSTEE TO BANK OF AMERICA,)
 N.A. AS SUCCESSOR BY MERGER TO LASALLE)
 BANK N.A., AS TRUSTEE FOR MERRILL LYNCH)
 FIRST FRANKLIN MORTGAGE LOAN TRUST,)
 MORTGAGE LOAN ASSET-BACKED)
 CERTIFICATES, SERIES 2007-2)

PLAINTIFF) NO. 09 CH 37631

VS)

) JUDGE

) Judge Darryl B. Simko

ANTHONY QUARANTA; 1506 WEST GRAND)
 CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS)
 AND LEGATEES OF ANTHONY QUARANTA, IF ANY;)
 UNKNOWN OWNERS AND NON RECORD CLAIMANTS;)

) DEFENDANTS)

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, by and through its attorneys, Pierce & Associates, P.C., and in support of the entry of a Consent Judgment of Foreclosure states as follows:

Plaintiff commenced this action by filing its Complaint to Foreclose Mortgage against the Defendants, ANTHONY QUARANTA and 1506 WEST GRAND CONDOMINIUM ASSOCIATION, and UNKNOWN OWNERS AND NON RECORD CLAIMANTS. 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:

1. That all the material allegations of the Complaint are true and proven.
2. The total amount due and owing Plaintiff herein is \$ 467,047.05, including attorneys fees and costs of this suit as of March 19, 2010 .
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.

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5. That the sum of \$1,550.00 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 \$1,317.00.

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 0707241130, and the property herein referred to is described as follows:

PARCEL 1: UNIT NO. 3W IN THE 1506 WEST GRAND CONDOMINIUM ASSOCIATION TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0423610000 AS AMENDED FROM TIME TO TIME IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE P-6 AND S-6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0423610000.

Commonly Known as: 1506 WEST GRAND AVENUE UNIT 3W
CHICAGO, IL 60622

Tax ID# 17-08-121-045-1006

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 Plaintiff specifically waives any and all rights to a personal judgment for deficiency against the mortgagor and against all persons liable for the indebtedness or other obligations secured by the mortgage.

11. 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

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claims, liens and interests 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 the Plaintiff waives any and all rights to a personal judgment for deficiency against the mortgagor, ANTHONY QUARANTA, and against all other persons liable for the indebtedness or other obligations secured by the mortgage.

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 expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATE _____

ENTERED: _____

JUDGE _____

ASSOC. JUDGE DARRYL B. SIMKO

MAR 19 2010

CIRCUIT COURT-1823



PREPARED BY:
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 Attorneys for Plaintiff
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 Chicago, Illinois 60602
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 Pierce and Associates, PC
 One North Dearborn Street, Suite 1300
 Chicago, Illinois 60602
 Atty. No. 91220
 File No. PA#0923958

Grantee's Name and Address and Mail Tax Bills to:

Attention: Michael Brandi

Grantee: Home Loan Services

Mailing Address: 150 Allegheny Center Mall, Mailing Code PA9-150-01-27

Pittsburgh, PA 15212

Tel#: (412) 918-7521