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Doc#: 1015918065 Fee: \$44.00
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Cook County Recorder of Deeds
Date: 06/08/2010 04:30 PM Pg: 1 of 5

CONSENT JUDGMENT OF FORECLOSURE

BORROWERS: Stephen M. Fojtik; et al.
PROPERTY: 5430 N. Sheridan Road, Unit 406
Chicago, Illinois 60640

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

RETURN TO:
PIERCE & ASSOCIATES
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Chicago, Illinois 60602
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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

BAC HOME LOANS SERVICING, LP FKA)
COUNTRYWIDE HOME LOANS SERVICING LP)

PLAINTIFF) NO. 09 CH 48132

VS

) JUDGE

) Judge Darryl B. Simko

STEPHEN M. FOJTIK AKA STEPHEN FOJTIK;)
FIRST AMERICAN BANK; 5430 NORTH)
SHERIDAN CONDOMINIUM ASSOCIATION;)
UNKNOWN OWNERS AND NON RECORD CLAIMANTS)
; PETER K. MCVEY AKA PETER MCVEY;)

DEFENDANTS)

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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, STEPHEN M. FOJTIK AKA STEPHEN FOJTIK and PETER K. MCVEY AKA PETER MCVEY and FIRST AMERICAN BANK and 5430 NORTH SHERIDAN 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

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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 \$298,626.92, including attorneys fees and costs of this suit as of June 1, 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.
5. That the sum of \$1,650.00 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 \$2,112.00.
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 0732046052, and the property herein referred to is described as follows:

PARCEL 1: UNITS 406 & P39 IN THE 5430 NORTH SHERIDAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6, 7 AND THE NORTH 12 ½ FEET OF LOT 8 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0631715066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631715066.

Commonly Known as: 5430 N SHERIDAN RD UNIT 406
CHICAGO, IL 60640

Tax ID# 14-08-206-031-101414-08-206-031-1088

9. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are

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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 absolutely in The Federal National Mortgage Association, and this executed order shall be deemed sufficient evidence to establish title vesting to The Federal National Mortgage Association, free and clear of all 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 mortgagors, STEPHEN M. FOJTIK AKA STEPHEN FOJTIK and PETER K. MCVEY AKA PETER MCVEY, 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

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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. SINKO
JUN 01 2010
CIRCUIT COURT - 1823

PREPARED BY:
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Atty. No. 91220
File No. PA#0932572

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

Attention: REO Department

Grantee: The Federal National Mortgage Association

Mailing Address: 14221 Dallas Parkway Suite 1000

Dallas, TX 75245

Tel#: 972-239-0570

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