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Cook County Recorder of Deeds
Date: 06/28/2010 04:34 PM Pg: 1 of 5

CONSENT JUDGMENT OF FORECLOSURE

BORROWERS: Julia Georgiadis; et al.
PROPERTY: 7001 West Carol Avenue
Niles, IL 60714

THIS PAGE IS ADDED TO PROVIDE AMPLE SPACE FOR THE RECORDING
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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

GREEN TREE SERVICING LLC

PLAINTIFF

)

) NO. 07 CH 32173

)

VS

) JUDGE

) Judge Brennan

JULIE GEORGIADIS; NINOS S. NAMROD A/K/A
NINOS CANON; NINA A. NAMROD A/K/A NEENA
CANON; WESTERN SPRINGS NATIONAL BANK
AND TRUST, N.A.; UNKNOWN HEIRS AND
LEGATEES OF JULIE GEORGIADIS, IF ANY;
UNKNOWN HEIRS AND LEGATEES OF NINOS S.
NAMROD A/K/A NINOS CANON, IF ANY;
UNKNOWN HEIRS AND LEGATEES OF NINA A.
NAMROD A/K/A NEENA CANON, IF ANY;
UNKNOWN OWNERS AND NON RECORD CLAIMANTS

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DEFENDANTS

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CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, GREEN TREE SERVICING LLC, 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, JULIE GEORGIADIS and NINOS S. NAMROD A/K/A NINOS CANON and NINA A. NAMROD A/K/A NEENA CANON and WESTERN SPRINGS NATIONAL BANK AND TRUST, N.A., 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

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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 \$ 310,182.63, including attorneys fees and costs of this suit as of June 21, 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 \$2,350.00 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 \$1,645.00.
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 0513835508, and the property herein referred to is described as follows:

PARCEL 1: LOT 38 (EXCEPT THE WEST 102.70 FEET THEREOF AND EXCEPTING THAT PART THEREOF FALLING WITHIN VACATED STREET) IN CHESTERFILED NILES RESUBDIVISION UNIT 1 OF PART OF FIRST ADDITION TO DEMPSTER WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO
PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "A" THERETO ATTACHED DATED JANUARY 3, 1961 AND RECORDED MARCH 6, 1961 AS DOCUMENT NO. 18101534 MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 13, 1959 AN KNOWN AS TRUST NO. 9420 AND REGISTERED AS DOCUMENT NO. LR 1967051 AND AS CREATED BY THE MORTGAGE FROM EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST NO. 9420 TO EVANSTON FEDERAL SAVINGS AND LOAN ASSOCIATION DATED MARCH 1, 1961 AND RECORDED MARCH 6, 1961 AS DOCUMENT NO. 18101541 AND REGISTERED AS DOCUMENT NO. LR 1967058 AND AS CREATED BY THE DEED FROM THE EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE

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UNDER TRUST NO. 9420 TO DONALD M. RUBIN AND SHIRLEY K. RUBIN
RECORDED JULY 16, 1961 AS DOCUMENT NO. 18221230 AND
REGISTERED AS DOCUMENT LR 1988165 FOR THE BENEFIT OF PARCEL
1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH
3.0 FEET OF LOT 38 (EXCEPT THAT PART THEREOF FALLING IN
PARCEL 1 AFORESAID) IN CHESTERFIELD NILES RESUBDIVISION UNIT
1, OF PART OF THE FIRST ADDITION TO DEMPSTER WAUKEGAN ROAD
SUBDIVISION IN COOK COUNTY, ILLINOIS.

Commonly Known as: 7001 WEST CAROL AVENUE
NILES, IL 60714

Tax ID# 10-19-126-062-0000

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 absolutely in GREEN TREE SERVICING LLC, and this executed order shall be deemed sufficient evidence to establish title vesting to GREEN TREE SERVICING LLC, 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. ***

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IT IS FURTHER ORDERED AND ADJUDGED that the Plaintiff waives any and all rights to a personal judgment for deficiency against the mortgagor, JULIE GEORGIADIS, 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: June 21, 2010ENTERED: Margaret A. Brennan

JUDGE

PREPARED BY:
 PIERCE & ASSOCIATES
 Attorneys for Plaintiff
 Thirteenth Floor
 1 North Dearborn
 Chicago, Illinois 60602
 TEL. (312) 346-9088
 FAX (312) 346-1557
 PA0717335

Mail To:
 Pierce and Associates, PC
 One North Dearborn Street, Suite 1300
 Chicago, Illinois 60602
 Atty. No. 91220
 File No. PA0717335

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

Attention: Kristin Garcia - Mail Code D04-FORE 538

Grantee: BankUnited

Mailing Address: 7815 NW 148th Street

Miami Lakes, Florida 33016

Tel#: (786) 313-1663

Judge Margaret A. Brennan
 JUN 21 2010
 Circuit Court - 1846