



Prepared by:  
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Cook County Recorder of Deeds  
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

METROPOLITAN BANK AND TRUST	)	
COMPANY,	)	
	)	
Plaintiff,	)	
vs.	)	No. 10 CH 05441
	)	
MARTIN NUNEZ; MARIA T. TAPIA;	)	Judge: Pamela Hughes Gillespie
AMERICAN GENERAL FINANCIAL SERVICES	)	Calendar: 56
OF ILLINOIS, INC.; ARROW FINANCIAL	)	Room: 2808
SERVICES, assignee of Bank of America N.A.;	)	
HANS NUNEZ; UNKNOWN OWNERS and	)	
NONRECORD CLAIMANTS,	)	
Defendants.	)	

**CONSENT JUDGMENT OF FORECLOSURE**

Plaintiff, METROPOLITAN BANK AND TRUST COMPANY, by and through its attorneys, Martin & Karcazes, Ltd., 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, MARTIN NUNEZ; MARIA T. TAPIA; AMERICAN GENERAL FINANCIAL SERVICES OF ILLINOIS, INC.; ARROW FINANCIAL SERVICES, assignee of Bank of America, N.A.; UNKNOWN OWNERS and NONRECORD CLAIMANTS. The affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS and NONRECORD 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. That the principal balance due under the Note and Mortgage securing the Note as of the filing of the Complaint, February 8, 2010 is \$191,386.31
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 \$2,443.75 is due for said attorney's fees, through June 25, 2010, 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 \$1,487.00.
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 0523603104 as modified by Doc. No. 0923954024, and the property herein referred to is described as follows:

LOTS 36 AND 37 IN BLOCK 12 IN WATERMAN'S ADDITION TO  
MORRELL PARK AND ELSON, BEING A SUBDIVISION OF THE  
EAST  $\frac{3}{4}$  OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION  
11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 19-11-412-033-0000; 19-11-412-034-0000

Commonly known as 5228 S. Kedzie Avenue, Chicago, Illinois 60632
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 mortgage sought to be foreclosed was executed after August 7, 1961.
11. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause.
12. That, Defendants herein, have filed with the Court their release and

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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 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 any in personam deficiency against the borrower, MARTIN NUNEZ, and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be an is hereby waived and released by Plaintiff.

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:

P. Gillespie  
JUDGE

Associate Judge Pamela Hughes Gillespie

JUL 14 2010

Circuit Court - 1953

Office

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