



Doc#: 1024618014 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/03/2010 10:47 AM Pg: 1 of 6

10-3308-puaff

STATE OF ILLINOIS

COUNTY OF COOK

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

IFF,

Plaintiff

Judge Thomas R. Mulroy, Jr.

-vs-

No. 10 CH 26467  
Cal. 63

AUG 23 2010

SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH,  
HIGHLAND COMMUNITY BANK, UNKNOWN OWNERS  
and NONRECORD CLAIMANTS,

Circuit Court - 19:11

Defendants

**CONSENT JUDGMENT OF FORECLOSURE**

This day comes the plaintiff, IFF ("Plaintiff"), by and through its attorneys, HAUSELMAN, RAPPIN & OLSWANG, LTD, and the defendant SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, by stipulation expressly consenting to the entry of this Consent Judgment; and it appearing to the Court that the plaintiff, IFF, heretofore commenced this action by filing its Complaint for Foreclosure of Mortgage against the defendants, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, HIGHLAND COMMUNITY BANK, UNKNOWN OWNERS and NONRECORD CLAIMANTS:

This cause now coming to be heard upon the express agreement of the mortgagee and mortgagor for the entry of a Consent Judgment, the Court having

# UNOFFICIAL COPY

examined the files and records in this cause and being fully advised in the premises,  
FINDS THAT:

1. The following defendants were each duly and personally served with summons in this cause in the manner provided by law: SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, HIGHLAND COMMUNITY BANK.

2. Each of the named defendants has duly and regularly been served a sufficient time to authorize this Court to proceed with the hearing and the entry of this Consent Judgment. It further appears to the Court that all notices required to be given have duly and properly been given and due notice of the presentation of this Consent Judgment has been given to all parties entitled thereto and to each of the defendants, as required by law, and this Court has acquired and now has jurisdiction of all the parties to this cause and the subject matter hereof.

3. And this cause coming on now to be heard upon the Complaint for Foreclosure of Mortgage, and upon all other pleadings, exhibits, affidavits, and matters of record herein, the Court further finds:

(a) That the mortgage being foreclosed herein is a first lien on the fee simple interest on the following described real estate (the "Real Estate") in Cook County:

LOTS 49, 50 AND THE WEST 14 FEET, 6 INCHES OF LOT 48 IN VELLENGA'S SUBDIVISION OF LOT 61 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 720 WEST 111<sup>TH</sup> STREET, CHICAGO IL 60628  
Permanent Index No: 25-16-322-025-0000 and 25-16-322-026-0000

(b) Said mortgage and note are valid obligations of the defendant, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, and the Plaintiff is now the legal

# UNOFFICIAL COPY

holder and owner of the mortgage, note and indebtedness and entitled to foreclose the same pursuant to the provisions thereof.

(c) The Court further finds that by virtue of the mortgage and note, there is due to the Plaintiff, the following sums:

Principal balance	\$491,782.42
Interest to 8/23/10	\$139,666.26
Filing fee	\$334.00
Recorder's fee	\$52.00
Process server fee	\$217.00
Minutes of foreclosure	\$450.00
Attorney's fee	<u>\$4,500.00</u>
 Total	 \$637,001.68

(d) That the mortgage being foreclosed specifically provides that the aforesaid attorneys fees, costs, expenses and advances, incurred in connection with this foreclosure, shall be recovered by Plaintiff.

(e) That the described real estate is not residential real estate as defined by the Code of Civil Procedure of Illinois, Section 5/15-1219.

4. The Court further finds that the defendant, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, is the present owner of record of the mortgaged Real Estate.

5. All matters in controversy by the parties hereto as reflected by the pleadings on file are adjudged and determined by this Consent Judgment, and the Court having heard the arguments of counsel and being fully advised in the premises, it is hereby ORDERED and ADJUDGED as follows:

(1) That Plaintiff's mortgage constitutes a valid, prior and paramount lien upon the fee simple interest in the mortgaged Real Estate, and the rights of each defendant in

# UNOFFICIAL COPY

this cause are subject and subordinate to the lien of the Plaintiff's mortgage foreclosed in this proceeding.

(2) That the Mortgagor, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, has expressly consented to the entry of this Consent Judgment by stipulation (the "Stipulation") filed with the Court pursuant to the provisions of 735 ILCS 5/15-1402(a)(3).

(3) That no other party, by Answer or by Response to either the Motion for Entry of Consent Judgment or the Stipulation, within the time allowed for such Answer or Response, has objected to the entry of this Consent Judgment.

(4) That Plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, and against all other persons liable for the indebtedness or other obligations secured by the Mortgage, and pursuant to the provisions of 735 ILCS 5/15-1402(c), Plaintiff shall be barred from obtaining such a deficiency judgment against the Mortgagor or any other person liable for the indebtedness or other obligations secured by the Mortgage.

(5) That pursuant to 735 ILCS 5/15-1402(a), this Consent Judgment vests absolute title to the Real Estate in the Mortgagee, IFF, free and clear of all claims, liens (except liens of the United States of America) and interest including all rights of reinstatement and redemption, of the Mortgagor, SOUTHSIDE EDUCATIONAL CENTER FOR YOUTH, and of all rights of all other Defendants in this cause, whose interests are subordinate to that of the Mortgagee, IFF.

(6) That for the purposes of future taxes, IFF's address is: One North LaSalle St., Suite 700, Chicago, IL 60602.

~~(7) The Court expressly finds that there is no just reason for delaying the~~

# UNOFFICIAL COPY

enforcement of this judgment, or an appeal therefrom

DATED: \_\_\_\_\_  
—

ENTER: \_\_\_\_\_  
JUDGE

This instrument prepared by:  
Noah Weinger  
HAUSELMAN, RAPPIN & OLSWANG, LTD.  
Attorneys for Plaintiff  
39 South LaSalle Street  
Chicago, Illinois 60603  
(312) 372-2020

EXEMPT UNDER PROVISIONS OF PARAGRAPH L  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

\_\_\_\_\_  
DATE BUYER, SELLER OR REPRESENTATIVE

Property of Cook County Clerk's Office


# UNOFFICIAL COPY

Property of Cook County Clerk's Office



I hereby certify that the document to which this certification is affixed is a true copy.

*Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



9-3-10