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Doc#: 1217416077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/22/2012 04:16 PM Pg: 1 of 3

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

ARCHER BANK, successor by merger with
ALLEGIANCE COMMUNITY BANK,
Plaintiff,

vs.

MARCOS MENDEZ; KARLA M. MENDEZ;
CITY OF CHICAGO; REGGIES LOUNGE LTD. d/b/a
EL FOCO ROJO; UNKNOWN OWNERS and
NONRECORD CLAIMANTS,
Defendants.

)
)
)
) No. 11 CH 38601
)
) Calendar: 55
) Judge: Alfred M. Swanson
)
) Address: 2708-10 W. 59th St.,
) Chicago, Illinois 60629

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, ARCHER BANK, successor by merger with ALLEGIANCE COMMUNITY BANK, 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, MARCOS MENDEZ; KARLA M. MENDEZ; CITY OF CHICAGO; REGGIES LOUNGE LTD. d/b/a EL FOCO ROJO; UNKNOWN OWNERS and NONRECORD 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 principal amount due and owing Plaintiff herein under the Complaint is \$149,251.13 as of November 7, 2011.

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3. Pursuant to the subject Mortgage referenced in the Complaint, 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 attorneys' fees of this suit are \$3,034.50, through May 7, 2012, 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 \$1,505.00.

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 0513142175, and the property herein referred to is described as follows:

LOT 4 AND 5 IN WILLIAM H. BRITIGAN'S REALTY ASSOCIATION 59TH STREET SUBDIVISION OF LOT 40 IN CHICAGO TITLE AND TRUST COMPANY SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 19-13-221-036-0000; 19-13-221-037-0000

Commonly known as 2708-10 West 59th Street, Chicago, Illinois 60629

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 stipulation for the entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title and possession 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 mortgagor and of all persons claiming by, through or under the mortgagor and of all the Defendants in this cause.

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That Plaintiff shall have possession of the premises immediately after the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the defendant, MARCOS MENDEZ and any other person liable for the indebtedness or other obligations secured by the mortgage and guaranty, if any, be and 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 the Stipulation and this Judgment and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATE: _____

Judge Alfred M. Swanson, Jr.

ENTERED: _____

JUN 22 2012

JUDGE _____

Circuit Court 2035

MARTIN & KARCAZES, LTD.
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(312) 332-4550
Attorney No. 80461

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