



Doc#: 1221531080 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/02/2012 02:40 PM Pg: 1 of 3

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

METROBANK, successor by merger with
METROPOLITAN BANK AND TRUST
COMPANY,

Plaintiff,

vs.

LUANN MANNINO; LUANN MANNINO, TRUSTEE
OF THE LUANN MANNINO LIVING TRUST DATED
AUGUST 18, 2004; UNKNOWN BENEFICIARIES OF
THE LUANN MANNINO LIVING TRUST DATED
AUGUST 18, 2004; MIGUEL A. PEREZ; UNITED
CENTRAL BANK successor in interest to MUTUAL
BANK; UNKNOWN OWNERS and NONRECORD
CLAIMANTS,

Defendants.

No. 11 CH 36491

Judge: Jean Prendergast Rooney
Calendar: 60

Addresses: 908 S. Bell Avenue
Chicago, Illinois 60612 and
747 S. Western Avenue,
Chicago, Illinois 60612

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, ARCHER 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, MARTIN & KARCAZES, LTD., and complaining of the Defendants, LUANN MANNINO; LUANN MANNINO, TRUSTEE OF THE LUANN MANNINO LIVING TRUST DATED AUGUST 18, 2004; UNKNOWN BENEFICIARIES OF THE LUANN MANNINO LIVING TRUST DATED AUGUST 18, 2004; MIGUEL A. PEREZ; UNITED CENTRAL BANK successor in interest to MUTUAL BANK; 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

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a Consent Judgment of Foreclosure, and the Court being fully advised in the premises, finds as follows:

1. That all the material allegations of Count I of the Complaint are true and proven.
2. The principal amount due and owing Plaintiff herein under Count I of the Complaint is \$500,050.38, as of the filing of the complaint.
3. Pursuant to the subject Mortgage referenced in Count I of 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 sum of \$5,657.50 for attorney's fees, through July 13, 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 \$3,593.00.
8. That the Mortgage described in Count I of the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0815134109 as modified by Doc. No. 0930954023, and the property herein referred to is described as follows:

LOT 17 (EXCEPT THAT PART OF LOT 17 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN BLOCK 1 IN FOSTERS SUBDIVISION OF BLOCKS 3 AND 4 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

PIN(S): 17-18-304-014-0000

Commonly known as 747 S. Western Avenue, Chicago, Illinois 60612
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.

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12. That, Defendant herein, has filed with the Court her/its 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.

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.

By entry of this Order Plaintiff has waived its right to seek a deficiency judgment against Defendant LUANN MANNINO, this order is without prejudice as to Plaintiff's right to seek entry of its Order Approving the Selling Officer's Report of Sale and Distribution, Confirming Sale, Order of Possession ("OAS") as to Count II of the Complaint relating to the property located at 908 S. Bell, Chicago, Illinois 60612. Said OAS shall seek an *In Rem* deficiency only, no *In Personam* deficiency shall be sought.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the LUANN MANNINO and any other person liable for the indebtedness or other obligations secured by the mortgage, 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: 8/2/12

ENTERED:

MFO 2012
JUDGE

Judge Michael F. Otto

AUG 02 2012

Circuit Court – 2065

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