

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

ATTY NO. 91220

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

BANK OF AMERICA, N.A., SUCCESSOR BY)
MERGER TO BAC HOME LOANS SERVICING, LP)
FKA COUNTRYWIDE HOME LOANS SERVICING LP)
)
PLAINTIFF)NO. 10 CH 27180
)
)119 CIRCLE AVENUE
)FOREST PARK, IL 60130
)
vs)JUDGE
) Judge Otto
GEORGETTE NICHOLS; MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC, AS NOMINEE)
FOR COUNTRYWIDE HOME LOANS, INC;)
UNKNOWN HEIRS AND LEGATEES OF GEORGETTE)
NICHOLS, IF ANY; UNKNOWN OWNERS AND)
NON RECORD CLAIMANTS ;)
)
DEFENDANTS)



Doc#: 1313344030 Fee: \$68.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2013 11:10 AM Pg: 1 of 4

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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, GEORGETTE NICHOLS, 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 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 as of March 14, 2013 herein is \$291,227.29. Amount includes attorneys fees and costs and additional interest from July 12, 2012 to March 29, 2013 at a per diem of 31.3981.
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.

UNOFFICIAL COPY

5. That the sum of \$ 1,800.00 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 \$ 842.00.

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 0528416063, and the property herein referred to is described as follows:

LOT 20 (EXCEPTING THEREFROM THE SOUTH ONE HUNDRED TWENTY-ONE (121) FEET THEREOF AS MEASURED ON THE WEST LINE THEREOF) - (20) IN BLOCK ONE (1), IN THE SUBDIVISION BY THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY OF PART OF THE RESERVATION FOR RAILROAD PURPOSES AS SHOWN ON PLAT OF RAILROAD ADDITION TO THE TOWN OF HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED NOVEMBER 14, 1881, AS DOCUMENT NUMBER 358829. SITUATED IN COOK COUNTY, ILLINOIS.

Commonly Known as: 119 CIRCLE AVENUE
FOREST PARK, IL 60130

Tax ID# 15-12-409-023-0000

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.

UNOFFICIAL COPY

*** NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested absolutely in THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, and this executed order shall be deemed sufficient evidence to establish title vesting to THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 the Plaintiff waives any and all rights to a personal judgment for deficiency against the mortgagor, GEORGETTE NICHOLS, 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: _____

ENTERED: _____

JUDGE _____

PREPARED BY:

PIERCE & ASSOCIATES Attorneys for Plaintiff

Thirteenth Floor 1 North Dearborn

Chicago, Illinois 60602

TEL: (877) 898-7512 FAX: (312) 346-1557 TTY: (877) 551-4782

PA1015303

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

Attention: PETER POIDOMANI

Grantee: THE FEDERAL NATIONAL MORTGAGE ASSOCIATION

Mailing Address: ONE SOUTH WACKER DRIVE SUITE 1400

CHICAGO, ILLINOIS 60606

Tel#: 312-368-6200

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE

No. 4623

2/17/4/19/13
Approved/Date

exempt

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.

Date 4-1-13 Dorothy Brown

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

