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STATE OF ILLINOIS
COUNTY OF COOK

ATTY NO. 91220

12-18528

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

PNC BANK, NATIONAL ASSOCIATION,)
SUCCESSOR BY MERGER TO NATIONAL CITY)
BANK, SUCCESSOR BY MERGER TO MID)
AMERICA BANK, FSB)

PLAINTIFF) NO. 12 CH 34446

) 5734 SOUTH KING DRIVE UNIT
) 1F
) CHICAGO, IL 60637

VS

) CALENDAR
) 63



SABRINA HUGHES; CHICAGO TITLE LAND)
TRUST CO. AS SUCCESSOR TRUSTEE UTA DTD)
12/01/2006 KNOWN AS TRUST NO. 1-3269;)
UNKNOWN BENEFICIARIES OF CHICAGO TITLE)
LAND TRUST CO. AS SUCCESSOR TRUSTEE UTA)
DTD 12/01/2006 KNOWN AS TRUST NO.)
1-3269 ; PNC BANK, N.A. S/B/M TO)
NATIONAL CITY BANK S/B/M TO MIDAMERICA)
BANK, FSB; PARKVILLE CONDOMINIUM)
ASSOCIATION; UNKNOWN OWNERS AND NON)
RECORD CLAIMANTS ;)

DEFENDANTS)

Doc#: 1316244018 Fee: \$68.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2013 11:44 AM Pg: 1 of 4

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO MID AMERICA BANK, FSB, 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 Defendant, SABRINA HUGHES, 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 herein is \$ 113,380.19, including attorneys fees and costs of this suit as of January 10, 2013.
3. Pursuant to the subject Mortgage, Plaintiff has a valid and subsisting first lien on the subject property in the amount

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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 \$ 2,150.00 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 \$ 1,162.00.

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 0435105214, and the property herein referred to is described as follows:

UNIT 5734-1 IN THE PARKVILLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THE SOUTH 1/2 OF LOT 3 (EXCEPT THE NORTH 5 FEET THEREOF) IN WEAGE'S SUBDIVISION OF THE SOUTH 1/2 OF LOTS 9, 10 AND 26 IN NEWHALL'S LARNED AND WOODBRIDGES SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOTS 1, 2 AND 3 IN BLOCK 1 IN THE SUBDIVISION BY BASSETT AND BUSBY OF LOTS 15, 16 AND 25 OF NEWHALL'S LARNED AND WOODBRIDGE'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 99654476 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly Known as: 5734 SOUTH KING DRIVE UNIT 1F
CHICAGO, IL 60637

Tax ID# 20-15-118-022-1018

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

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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 absolutely in PNC MORTGAGE, FKA NATIONAL CITY MORTGAGE , and this executed order shall be deemed sufficient evidence to establish title vesting to PNC MORTGAGE, FKA NATIONAL CITY MORTGAGE, 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, SABRINA HUGHES, 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

PIERCE & ASSOCIATES Attorneys for Plaintiff
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Grantee's Name and Address and Mail Tax Bills to:

Attention: TAX AND TITLE DEPARTMENT

Grantee: PNC MORTGAGE, FKA NATIONAL CITY MORTGAGE

Mailing Address: 3232 NEWMARK DRIVE

MIAMISBURG, OH 45342

Tel#: 888-224-4716

Judge Anthony C. Kyriakopoulos

FEB 21 2013

Circuit Court 2027



City of Chicago
Dept of Finance
645327

6/5/2013 11:22
df00764

Real Estate
Transfer
Stamp

\$7.00
Batch 6,455,772

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

2-25-13 *Dorothy Brown*

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



Property of Cook County Clerk's Office