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

HSBC Bank USA, National Association, as  
Trustee for Fremont Home Loan Trust 2006-D,  
Mortgage-Backed Certificates, Series 2006-D

Plaintiff

vs.

Sylvester Boyd, Jr.; Paulette Boyd; The  
Transportation Building Condominium  
Association; Unknown Owners and Non-  
Record Claimants

Defendants

Case Number: 12 CH 20076

600 S Dearborn St, Unit 1011  
Chicago, IL 60605



Doc#: 1321022082 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2013 03:34 PM Pg: 1 of 4

### CONSENT JUDGMENT FOR FORECLOSURE

THIS CAUSE COMING on to be heard upon the Complaint heretofore filed by the Plaintiff heretofore filed by the Plaintiff, HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D, by and through its attorneys, Randall S. Miller & Associates, LLC, and it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the Defendants, Sylvester Boyd, Jr.; Paulette Boyd; The Transportation Building Condominium Association; that the Affidavits required to make such UNKNOWN OWNERS AND NON-RECORD CLAIMANTS parties to this action were duly filed and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS have been duly and regularly made parties to this action in the manner provided by law;

THAT THE PERSONS designated as UNKNOWN OWNERS AND NON-RECORD CLAIMANTS included other persons who are interested in this action and who have, or claim, some right, title, interest or lien in, to or upon the real estate or some part thereof in this Complaint, described as tenants in possession; that the name of each of such other persons interested in this action is unknown to the Plaintiff and upon diligent inquiry cannot be ascertained, and all such persons are, therefore, made parties to this action by the name and description of UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

THE COURT ADVISED that pursuant to 735 ILCS 5/15-1402, the parties being in agreement that the Plaintiff waives all rights to reinstatement, redemption and a deficiency judgment and that the Defendant in title to the subject premises is desirous of issuing a deed of conveyance to the Plaintiff in consideration for the aforementioned waiver. Further, that pursuant to the statutory language in Section 15-1402, that all junior lien claimants, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

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or unknown parties in interest shall be forever foreclosed and barred from any rights in the subject premises.

THE COURT HAVING examined the files and records in this cause, the Court having received an Affidavit of Prove Up and being fully advised in the premises, finds that each of the Defendants in this cause has been duly and properly brought before the Court, either through service of Summons or by Publication, all in the manner provided by law; that due and proper notice has been given to each of the Defendants during the progress of this cause as required by law.

IT FURTHER APPEARING to the Court that all Defendants have failed to appropriately plead to the Plaintiff's Complaint within the time required by law, and the parties to the Stipulation filed simultaneously herewith, being in agreement;

**FINDS AS FOLLOWS:**

1. That the Court has jurisdiction of the parties to and the subject matter of this cause;
2. That all of the material allegations of the Complaint are true and proven against said Defendants and that the evidence of the indebtedness has been exhibited in open Court, and that the security interest foreclosed has been exhibited in open Court and was recorded in the Office of the Cook County Recorder of Deeds on September 8, 2006, and is known as Document Number 0625105227; and that copies of the aforesaid evidence of indebtedness and security interest foreclosed have been and are attached to the Complaint;
3. That the material allegations of the Complaint filed herein are true and proven; that the equities of this cause are with the Plaintiff who is entitled to a Decree of Foreclosure by Consent, pursuant to 735 ILCS 5/15-1402, in accordance with the prayer of the Complaint; and that there is, at this time, due to said Plaintiff upon the Note and Mortgage security, each of which has been in said Complaint described, following amounts:

<b>Principal</b>	<b>\$305,132.96</b>
<b>Cost of Suit</b>	<b>\$1,114.00</b>
<b>Attorneys' Fees</b>	<b>\$1,550.00</b>

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<b>TOTAL</b>	<b>\$307,796.96</b>
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Plaintiff has waived all of its rights to a personal deficiency judgment and is hereby barred from obtaining such a deficiency judgment against the Mortgagor or any other persons liable for the indebtedness or other obligations secured by the Mortgage pursuant to 735 ILCS 5/15-1402(c);

4. That under the provisions of said Mortgage herein sought to be foreclosed, the costs of

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- foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed and such expenses are hereby allowed to the Plaintiff;
5. That the Plaintiff's Mortgage is a first lien upon the real estate hereinafter described and is superior to all other liens, rights or claims upon the real estate, and that all junior liens are hereby extinguished pursuant to 735 ILCS 5/15-1402. The outstanding mortgage indebtedness is hereby deemed satisfied and absolute title is vested in the Plaintiff or the Plaintiff's assignee by this Order, free and clear of all claims, liens (except liens of the United States of America, which cannot be foreclosed without judicial sale) and interests of the Mortgagors and all other persons made parties in this foreclosure whose interests are subordinate to that of the Plaintiff and all UNKNOWN OWNERS AND NON-RECORD CLAIMANTS given notice in accordance with 735 ILCS 5/15-1502(c)(2).
  6. That in said Mortgage it is provided that the Attorneys for Plaintiff are entitled to reasonable attorneys' fees; that the sum of \$1,550.00 has been included in the above indebtedness as aforesaid attorneys' fees as provided in the Mortgage, that said sum is the usual, customary and reasonable charge made by attorneys in like cases; that said sum shall be retained by the Attorney for the Plaintiff and that said sum is hereby allowed;
  7. This is a final and appealable Order and that there is no just reason for delaying enforcement of or appeal from this Decree and pursuant to Illinois Supreme Court Rule 304, execution shall issue forthwith.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that upon execution of this Order, absolute title will immediately vest in the Plaintiff or the Plaintiff's assignee by this Order and without further evidence of conveyance. This Order is deemed to be in recordable form and shall so be recorded with the County Recorder of Deeds and shall hereafter serve as absolute proof of conveyance of title to the subject property to the Plaintiff. The Court hereby finds that this transfer is exempt from all State, County and Municipal Transfer Tax Ordinances and that no local exemption stamp shall be required by the County Recorder of Deeds prior to recordation.

IT IS FURTHER ORDERED that an Order of Possession is hereby entered. Upon request by the Plaintiff or its assignee, the County Sheriff is hereby ordered to evict the Defendants, Sylvester Boyd, Jr. and Paulette Boyd, from the premises located at 600 S Dearborn St, Unit 1011, Chicago, IL 60605, and place in possession the Plaintiff, its assignee or designee. Possession is stayed thirty (30) days from entry of this Order. However, should the premises be vacant, possession is immediately granted.

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~~IT IS FURTHER ORDERED that any and all leases affecting the subject property held by any Defendant or tenant are hereby terminated.~~



IT IS FURTHER ORDERED that should the real estate be improved with a manufactured or mobile home, it is found that the improvement has been permanently affixed to the real estate and deemed to be real estate, transferable hereunder at any forthcoming Sheriff or Judicial Sale, without transfer or any title.

THE PREMISES by this Decree to be conveyed is situated in the County of Cook, State of Illinois, and is described as follows:

**Unit No. 1011 Together With Its Undivided Percentage Interest In The Common Elements In The Transportation Building Condominiums, As Delineated And Defined In The Declaration Recorded As Document No. 96338677, In Lots 1 Through 12 Both Inclusive, Taken As Single Tract Of Land (Except That Part Thereof Taken For Dearborn Street) In The Subdivision Of Blocks 125 And 136 In School Section Addition To Chicago In Section 16, Township 39 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois**

THE COURT expressly retains jurisdiction of the property which is the subject of this foreclosure for so long thereafter as may be necessary for the purpose of placing in possession of the premises the grantee or grantees in said Deed, or his or their legal representatives or assigns.

PIN#: 17-16-406-030-1104

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



Judge

DATED: \_\_\_\_\_

Handwritten notes and stamps: "Michael P. ...", "JUL 5 2012", "Clerk's Office"

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