



1325210056

NOTICE OF ENTRY

CONSENT JUDGMENT  
OF FORECLOSURE

Doc#: 1325210056 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2013 02:31 PM Pg: 1 of 4

Property of Cook County Clerk's Office

*Notice of Entry of Consent Judgment*

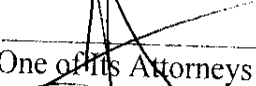
Please take notice that on March 18, 2013 a Consent Judgment of Foreclosure was entered in a matter pending in the Circuit Court of Cook County, Illinois as First Security Trust and Savings Bank v. Anthony J. Adamo, et al, case number 10 CH 26818, a copy of which is attached hereto and made a part hereof, pursuant to which title to the following described real property was vested in First Security Real Property, LLC;

LOTS 164 AND 165 IN WILLIAM ZELOSKY'S COLONIAL GARDENS  
SUBDIVISION OF THE WEST FRACTIONAL HALF OF THE SOUTHEAST  
FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Permanent Index No. 13-08-411-032-0000  
CKA: 5856 W. Higgins, Chicago, Illinois 60630

Dated this 18<sup>th</sup> day of March, 2013

First Security Trust and Savings Bank

By:   
One of its Attorneys

Prepared by and mail to:  
William M. Smith  
William M. Smith & Associates  
Attorney for Plaintiff  
8102 W. 119th Street, Suite 150  
Palos Park, IL 60464  
(708) 923-0007

# UNOFFICIAL COPY

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

First Security Trust and Savings Bank,	)
an Illinois banking corporation	)
Plaintiff,	)
vs.	)
Anthony Adamo, Unknown Owners and	)
Non-Record Claimants	)
Defendants.	)

Case No. 10 CH 26818  
 Cal 63  
 Property Address:  
 5856 W. Higgins  
 Chicago, Illinois 60630

## CONSENT JUDGMENT FOR FORECLOSURE

THIS CAUSE having been duly heard by this Court upon the record herein, the Court

**FINDS:**

That the Plaintiff, First Security Trust and Savings Bank, ("Plaintiff") and the defendant, Anthony J. Adamo, ("Defendant"), have entered into a Settlement Agreement dated August 31, 2012, ("Settlement Agreement") and have also entered into a Stipulation which provides for the entry of this Consent Judgment, ("Stipulation").

That an order of default has been entered against the defendants, Unknown Owners and Non-Record Claimants, (collectively "Defaulted Defendants").

That the Court has jurisdiction to the parties hereto and the subject matter hereof.

That the Plaintiff has alleged that the Defendant has defaulted under the Note and Mortgage which is the subject matter of this Complaint by failing to pay the monthly installment of principal and interest due for January 1, 2009 and each and every month thereafter and that as the result thereof there is due to the Plaintiff, and it has a valid subsisting lien on the property described hereafter for, the following:

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Principal	\$558,929.14
Interest to 05/07/10	<u>58,194.61</u>
Total	\$617,123.75
Per diem after 05/07/10	\$112.56

plus attorneys' fees and additional costs as set forth in the Settlement Agreement.

That the Mortgage described in Plaintiff's Complaint and hereby foreclosed is dated January 30, 2004 and recorded February 13, 2004 with the Recorder of Deeds of Cook County, Illinois as document number 0404449197 to secure a Note in the amount of \$584,000.00 and the property referred to in said Mortgage is legally described, commonly known as follows;

LOTS 164 AND 165 IN WILLIAM ZELOSKY'S COLONIAL GARDENS  
SUBDIVISION OF THE WEST FRACTIONAL HALF OF THE SOUTHEAST  
FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Permanent Index No. 13-08-411-032-0000  
CKA: 5856 W. Higgins, Chicago, Illinois 60630

hereinafter "Mortgage Property";

That the Defendant has waived any and all rights to redeem the Mortgage property whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c)(i) under the terms of the Settlement Agreement and the Stipulation.

That in consideration of entry of this Consent Judgment for Foreclosure, Plaintiff waives any and all rights to a personal judgment for deficiency against the Defendant and all other persons liable for the indebtedness or other obligations secured by the Mortgage described herein pursuant to 735 ILCS 5/15-1402(C), provided however Plaintiff shall have all of its rights and remedies under the Settlement Agreement.

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That no party has filed an objection to the entry of this Consent Judgment for Foreclosure nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

IT IS HEREBY ORDERED AND ADJUDGED;

I. That title to Property commonly known as 5856 W. Higgins, Chicago, Illinois and which is legally described as follows;

LOTS 164 AND 165 IN WILLIAM ZELOSKY'S COLONIAL GARDENS SUBDIVISION OF THE WEST FRACTIONAL HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

is hereby absolutely vested in the name of **First Security Real Property LLC**, as agent for the Plaintiff, instanter, who shall also have the right to immediate possession of the same, subject to the Settlement Agreement, and,

II. That all liens, rights, title and interests of the Defaulted Defendants and the Defendant in and to the Property are discharged, released and held for naught; and,

III. That all rights to redeem or object to this Consent Judgment are hereby barred; and,

IV. That this is final judgment and there is no just reason to delay enforcement or appeal, provided however the Court shall retain jurisdiction for the purposes of enforcing the terms and conditions of the Settlement Agreement.

Judge Anthony C. Kyriakopoulos

MAR 18 2013

Circuit Court 2027

ENTERED

Judge

Dated: March 18, 2013

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