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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2013 11:13 AM Pg: 1 of 6

For Recorder's Use Only

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

REPUBLIC BANK OF CHICAGO, an Illinois banking
corporation, successor by merger with NATIONAL BANK
OF COMMERCE,

Plaintiff,

v.

MICHAEL MURDOCK; THE RAFFAELLO
CONDOMINIUM ASSOCIATION; BRIDGEVIEW BANK
GROUP; "UNKNOWN OWNERS" and "NON-RECORD
CLAIMANTS,"

Defendants.

No. 09 CH 38772

PROPERTY ADDRESSES:

Count I: 201 East Delaware Street
Unit 507

Chicago, Illinois 60611

Count II: 3432 North Oakley

Chicago, Illinois 60618

Judge Laura Chai-Yu Liu
Calendar 56

CONSENT JUDGMENT OF FORECLOSURE

THIS CAUSE being heard on the Complaint filed herein and on the Motion of Plaintiff for
Entry of Judgment of Consent Foreclosure pursuant to 735 ILCS 5/15-1402;

IT APPEARING TO THE COURT that due notice has been served; that Defendants herein
were duly served by summons and/or by publication or have otherwise submitted to the jurisdiction
of this Court; that Defendant, MICHAEL MURDOCK, as Mortgagor, has expressly agreed to the
entry of a Consent Judgment of Foreclosure; and the Court being otherwise fully advised, FINDS:

1. That it has jurisdiction over the parties to and the subject matter of this suit.
2. That all material allegations of the Complaint herein are true and proved, and that the
allegations contained in the Complaint are confessed by and against all Defendants herein.

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3. That by virtue of the Notes and Mortgages alleged in the Complaint, and as established by the Stipulation for Entry of Judgment of Consent Foreclosure, there is due to Plaintiff, and Plaintiff has valid and existing liens upon, the property hereinafter described for the following amounts:

(a) For Plaintiff's use and benefit for funds advanced and for the cost of this action to date:

(1) Clerk's Fee.....	\$335.00
(2) Service of Summons	295.00
(3) Recording Fees.....	156.00
(4) Messenger Fees	18.90
(5) Title Charges.....	2,218.00
(6) Publication for Service.....	1,226.00
(7) Reasonable Attorneys' Fees.....	<u>25,137.50</u>
TOTAL.....	<u>\$29,386.40</u>

(b) For Plaintiff's use and benefit, but subject and subordinate to the lien for payment of the items mentioned in Subparagraph (a) of this Paragraph:

(1) Unpaid Principal Balance	\$171,013.57
(2) Real Estate Taxes.....	15,660.25
(3) Interest to August 15, 2013.....	101,252.18
(4) Accumulated Late Charges.....	<u>605.50</u>
TOTAL.....	<u>\$288,531.50</u>

Per Diem Penalty: \$62.22 per day

(c) The total amount due to Plaintiff is the sum of **\$317,917.90**.

4. That the Mortgages constitute valid, prior, paramount and superior liens upon the real estate; that this judgment lien is prior, paramount and superior to the right, title, interest, claim or lien of any party; and that the interest of any party in the mortgaged real estate is terminated by this foreclosure.

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5. That the Mortgages described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Nos. 0716957027 and 0834326184, and the property referred to herein is described as follows:

UNIT #507 IN THE RAFFAELLO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LAND: LOTS 13 AND 14 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF BLOCKS 14 AND 20 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address: 201 East Delaware Street
Unit 507
Chicago, Illinois 60611**

Permanent Index No.: 17-03-221-012-1036

6. That MICHAEL MURDOCK was served with Summons on October 31, 2009 and otherwise appeared and submitted to the jurisdiction of the Court by its Stipulation for Entry of Judgment of Consent Foreclosure; that THE RAFFAELLO CONDOMINIUM ASSOCIATION, was served with Summons on November 4, 2009; BRIDGEVIEW BANK GROUP was served with Summons on April 18, 2011; and that "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS" were served by publication on October 16, 2009.

7. That Defendant, MICHAEL MURDOCK, as Mortgagor of the above-identified property being foreclosed in this cause, filed his Stipulation for Entry of Judgment of Consent Foreclosure pursuant to 735 ILCS 5/15-1402 wherein, among other things, he expressly waived any claim to the exercise of the rights of reinstatement and redemption.

8. That Plaintiff consents to the entry of a Consent Judgment of Foreclosure herein satisfying the mortgage indebtedness in full and vesting absolute title to the Mortgaged Premises in Plaintiff or its assigns.

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9. That upon notice to all parties who have not previously been found in default for failure to appear, answer or otherwise plead, no other party, by answer or by response to Plaintiff's Motion for Entry of Judgment of Consent Foreclosure, has objected to the entry of the Consent Judgment of Foreclosure within the time allowed for such answer or response.

10. That the Court finds that judgment pursuant to 735 ILCS 5/15-1402 should be and is hereby entered in favor of Plaintiff.

11. That the Court further finds that there are no rights of redemption from this Judgment and title to the Mortgage Premises shall immediately vest in the Plaintiff, REPUBLIC BANK OF CHICAGO, by virtue of the entry of this Judgment.

IT IS THEREFORE ORDERED THAT:

12. Absolute title to the real estate described above in Paragraph 5, with all improvements, fixtures and appurtenances thereon, be and the same is hereby vested in REPUBLIC BANK OF CHICAGO, free and clear of all claims, liens and interest of MICHAEL MURDOCK, and of all persons claiming by, through or under him, including, but not limited to, the rights of reinstatement and redemption, and of all claims, liens, interests and rights of all other persons and/or entities made a party in the this foreclosure action whose interests are subordinate to that of Plaintiff.

13. Said vesting shall be an entire bar to all claims of the parties to this foreclosure and all persons claiming thereunder, and all claims of UNKNOWN OWNERS and NON-RECORD CLAIMANTS, and all persons acquiring any interest in the property hereinbefore described after the commencement of this action, and thereupon REPUBLIC BANK OF CHICAGO shall be let into possession of the premises.

14. REPUBLIC BANK OF CHICAGO, as mortgagee, herein waives its rights to a personal judgment for deficiency and is hereby barred from obtaining such deficiency judgment

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against MICHAEL MURDOCK or any other person liable for the indebtedness or other obligations secured by the Mortgages.

15. This Court hereby retains jurisdiction of the subject matter of this cause, and all the parties hereto, for the purpose of enforcing this Judgment and appointing or continuing a Receiver herein.

16. Counsel for Plaintiff shall cause a copy of this Consent Judgment to be mailed by first class mail to the Mortgagor at his last known address immediately upon its entry.

DATED: _____, 2013

ENTERED:

Judge Laura Cha-Yu Liu

NOV 19 2013

JUDGE

Circuit Court - 2054

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

Date **DOROTHY BROWN** NOV 21 2013

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

