

# UNOFFICIAL COPY

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

BANK OF AMERICA, N.A. )  
)  
PLAINTIFF )NO. 10 CH 42801  
)  
)301 PEMBRIDGE LANE UNIT  
)D-2  
)SCHAUMBURG, IL 60193  
)  
VS )JUDGE  
) Judge Otto  
)  
KRISTEEN J. PELL; PREMIER CREDIT UNION; )  
MORTGAGE ELECTRONIC REGISTRATION )  
SYSTEMS, INC., AS NOMINEE FOR )  
COUNTRYWIDE BANK, N.A.; LEXINGTON )  
VILLAGE COACH HOUSE CONDOMINIUM )  
ASSOCIATION; UNKNOWN HEIRS AND )  
LEGATEES OF KRISTEEN J. PELL, IF ANY; )  
UNKNOWN OWNERS AND NON RECORD CLAIMANTS )  
)  
DEFENDANTS )



Doc#: 1334722116 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/13/2013 02:00 PM Pg: 1 of 4

## CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, BANK OF AMERICA, N.A., 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, KRISTEEN J. PELL, 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 as of September 16, 2013 herein is \$146,687.06. Amount includes attorneys fees and costs and additional interest from January 8, 2013 to October 16, 2013 at a pier diem of 17.1305.
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.
5. That the sum of \$ 2,000.00 has been included in the above indebtedness for said attorney's fees as provided in the mortgage.

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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 \$ 987.00.

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 0321050012, and the property herein referred to is described as follows:

UNIT NUMBER 1-3-12-L-D-2 TOGETHER WITH THE PERPETUAL AND NON EXCLUSIVE BASEMENT IN AND TO A LIMITED COMMON ELEMENT AS GARAGE NUMBER G-1-3-12-L-D-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 AND KNOWN AS TRUST NO. 22502, RECORDED MARCH 30, 1978 AS DOCUMENT 24303772, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY. SITUATED IN COOK COUNTY, ILLINOIS.

Commonly Known as: 301 PEMBRIDGE LANE UNIT D-2  
SCHAUMBURG, IL 60193

Tax ID# 07-22-402-045-1082

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.

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\*\*\* NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested absolutely in FEDERAL NATIONAL MORTGAGE ASSOCIATION, and this executed order shall be deemed sufficient evidence to establish title vesting to 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 mortgagors, KRISTEEN J. PELL, 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  
PA1028507

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

Attention: JAMES TIEGEN

Grantee: FANNIE MAE

Mailing Address: ONE SOUTH WACKER DRIVE, SUITE 1400

CHICAGO, IL 60606

Tel#: 312-368-6200

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

Date **DOROTHY BROWN** NOV 12 2018

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, Ill.

