

# UNOFFICIAL COPY

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

NATIONSTAR MORTGAGE LLC

PLAINTIFF

VS

MARK NOWAK AKA MARK R NOWAK; ARCHER  
BANK; UNKNOWN OWNERS AND NON RECORD  
CLAIMANTS ;

DEFENDANTS

)  
)  
) NO. 12 CH 34214  
)  
) 7901 WEST 82ND PLACE  
) BRIDGEVIEW, IL 60455  
)  
) CALENDAR  
) 59



Doc#: 1335213052 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2013 02:11 PM Pg: 1 of 4

## CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, NATIONSTAR MORTGAGE LLC, 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, MARK NOWAK AKA MARK R NOWAK, 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 \$142,809.65, including attorneys fees and costs of this suit as of September 26, 2013.
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.

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5. That the sum of \$1,825.00 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 \$ 952.00.

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 0617005000, and the property herein referred to is described as follows:

LOT 10 IN BUDGET HOMES SUBDIVISION OF THE NORTH 165 FEET OF THE EAST 1015 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, IN THE STATE OF ILLINOIS.

Commonly Known as: 7901 WEST 82ND PLACE  
BRIDGEVIEW, IL 60455

Tax ID# 18-36-111-007-0000

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 HOME LOAN MORTGAGE CORPORATION, and this executed order shall be deemed sufficient evidence to establish title vesting to FEDERAL HOME LOAN MORTGAGE CORPORATION, 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, MARK NOWAK AKA MARK R NOWAK, 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: Judge Lisa A. Marino

ENTERED: OCT 31 2013

JUDGE

Circuit Court 2083

PREPARED BY:  
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12-16-13 Keena Walker  
 B  
 Deputy Clerk of Circuit Court

Investor: FEDERAL HOME LOAN MORTGAGE CORPORATION

Mailing Address: 8000 JONES BRANCH DRIVE, MS C1J  
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Tel#: 703-388-7655

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

Date **DOBOTHY BROWN** NOV 05 2013

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

