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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2014 11:24 AM Pg: 1 of 7

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

TEAM CAPITAL, LLC.,

Plaintiff(s),

vs.

RUBEN ZAVALA AND LUCILA ZAVALA, U.S. BANK
NATIONAL ASSOCIATION SUCCESSOR IN INTEREST
TO PARK NATIONAL BANK,

Defendant(s).

Case No. 13 CH 22307

3127 S. HAMLIN AVE.
CHICAGO, IL 60623

JUDGMENT OF FORECLOSURE BY CONSENT

THIS CAUSE COMING on to be heard upon the Complaint heretofore filed by the Plaintiff, TEAM CAPITAL, LLC., by and through its attorney, LAW OFFICES OF LAW OFFICES OF IFA T NEVEL, LLC, and it appearing to the Court that the Plaintiff heretofore commenced this action by filing its Complaint against the Defendants, RUBEN ZAVALA, LUCILA ZAVALA and U.S. BANK NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO PARK NATIONAL BANK; that the Affidavits required to make such UNKNOWN OWNERS parties defendant to this action were duly filed and UNKNOWN OWNERS have been duly and regularly made parties defendant to this action in the manner provided by law;

1

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THAT THE PERSONS designated as UNKNOWN OWNERS 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 defendant to this action by the name and description of UNKNOWN OWNERS.

THE COURT ADVISED that pursuant to 735 ILCS 5/15-1402, the parties being in agreement that the Plaintiff and Defendant specifically 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, or it's designee in consideration for the aforementioned waiver. Further, that pursuant to the statutory language in Section 15-1402, that all junior lien claimants, UNKNOWN OWNERS 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.

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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 has been marked as Plaintiff's Exhibit "A", and that the security interest foreclosed has been exhibited in open Court and has been marked as Plaintiff's Exhibit "B", was recorded in the office of the Cook County Recorder's Office on October 28, 2006, and is known as Document Number 0629948020,; The court having examined Plaintiff's submission and finds them sufficient to prove Standing and Plaintiff's right to proceed herein. That copies of the aforesaid evidence of indebtedness and security interest foreclosed have been and are attached to the Complaint, leave has been given to withdraw the originals of said Note and Mortgage and substitute therefore said copies.

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, the following amounts:

| | | |
|--|------------|-----------------|
| Principal | \$ | 189,754.96 |
| Accrued Interest Through January 4, 2014 | \$ | 78,668.24 |
| Interest From January 5, 2014 Through January 15, 2014 | \$ | 408.21 |
| Client Advances | \$ | 3,933.41 |
| Late charges | \$3,933.41 | |
| Attorney Fees and Costs | \$ | <u>4,331.10</u> |
| Total Due | \$ | 277,245.92 |

and a further sum of \$ 37.1100 interest per day from January 15, 2014 to the date of any foreclosure judgment entered herein.

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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 Mortgagors 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 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 lien upon the real estate hereinafter described and is superior to all other liens, rights or claims upon the real estate. The interest or lien of all other parties is hereby extinguished pursuant to 735 ILCS 5/15-1402. Pursuant to 15-1402(b)(3) said subordinate or objecting lienholders shall have 30 days within which to purchase the interest from Plaintiff for the judgment amount herein, plus fees, costs, advances and attorney fees incurred post degree. If paid, Plaintiff shall vest title in said lienholder. The outstanding mortgage indebtedness is hereby deemed satisfied and absolute title is vested in CAPITAL PROPERTY FUND, LTD 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 herein deemed subordinate to that of the Plaintiff and all Nonrecord 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 the Plaintiff are entitled to reasonable attorney's fees; that the sum of \$2,000.00 has been included in the above indebtedness as aforesaid attorney's 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.

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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 CAPITAL PROPERTY FUND, LTD 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, RUBEN ZAVALA AND LUCILA ZAVALA, from the premises located at 3127 S. HAMLIN AVE., CHICAGO, IL 60623, and place in possession the Plaintiff, its assignee or designee. Possession granted immediately.

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, without transfer of any title with the Secretary of State.

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

LOT 38 IN BLOCK 2 IN GEORGE W. CASS'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF

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THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 100 FEET OF THE SOUTH 1/2 THEREOF), IN COOK COUNTY, ILLINOIS.

and are improved by a single family residence, commonly known as 3127 S. HAMLIN AVE., CHICAGO, IL 60623, and the Permanent Tax Number is 16-35-104-010.

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.

DATED:

ENTERED:

JAN 15 2014

Circuit Court 1953

Pamela Gillespie
JUDGE

Attorney No. 18837
LAW OFFICES OF IRA T. NEVEL, LLC
Ira T. Nevel
Timothy R. Yuell
Greg Elsnic
Marny Joy Abbott
Richard Drezek
Nathan J. Buikema
Brian D. Nevel
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125
Pleadings@nevellaw.com
AH
13-03861

CAPITAL PROPERTY FUND, LTD
PO BOX 8161
ZANESVILLE, OH 43702

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

DOROTHY BROWN JAN 31 2014
Date

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

