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

Doc#: 1412213043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2014 02:10 PM Pg: 1 of 4

WELLS FARGO BANK, N.A., AS TRUSTEE FOR)
STRUCTURED ASSET SECURITIES CORPORATION)
MORTGAGE LOAN TRUST 2007-BC1, MORTGAGE)
PASS-THROUGH CERTIFICATES, SERIES)
2007-BC1)

PLAINTIFF) NO. 12 CH 660
)
) 3041 WEST 39TH PLACE
) CHICAGO, IL 60632
)

VS

) CALENDAR
) 63

MARGARITA ROJO AKA MARGARITA J. ROJO;)
MANUEL ROJO; UNKNOWN OWNERS AND NON)
RECORD CLAIMANTS ;)
)
DEFENDANTS)

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, WELLS FARGO BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1, 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, MARGARITA ROJO AKA MARGARITA J. ROJO and MANUEL ROJO, 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 \$ 398,584.92, including attorneys fees and costs of this suit as of August 29, 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.
5. That the sum of \$ 2,300.00 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

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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 \$ 1,425.00.

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 0633249106, and the property herein referred to is described as follows:

THE WEST 7 FEET OF LOT 64 AND ALL OF LOT 65 (EXCEPT THE WEST 5 FEET THEREOF) ALL IN BLOCK 1 IN OSBORN'S SUBDIVISION OF LOT 5 IN THE SUPERIOR COURT PARTITION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 3041 WEST 39TH PLACE
CHICAGO, IL 60632

Tax ID# 19-01-105-008-0000

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.

*** NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested absolutely in U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-W1, and this executed order shall be deemed sufficient evidence to establish title vesting to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE

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PASS-THROUGH CERTIFICATES, SERIES 2006-W1, 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, MARGARITA ROJO AKA MARGARITA J. ROJO and MANUEL ROJO, 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.

Judge Anthony C. Kyriakopoulos
NOV 20 2013
Circuit Court 2027

DATE: _____
ENTERED: _____
JUDGE _____

PREPARED BY:
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City of Chicago
Dept. of Finance
665482



Real Estate
Transfer
Stamp

\$0.00

4/28/2014 14:07

dr00198

Batch 7,986,789

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

Attention: TAX AND TITLE DEPARTMENT

Grantee: OCWEN FEDERAL BANK FSB

Mailing Address: 1661 WORTHINGTON ROAD SUITE 100

WEST PALM BEACH, FL 33401

Tel#: 561-682-8476

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Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is attached is a true copy.
DOROTHY BROWN MAR 28 2011
Date
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

