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



Doc#: 1412218035 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2014 03:13 PM Pg: 1 of 6

Laura Llamedo, successor by assignment from
Rosestone Investments, LLC, successor by assignment
from PNC Bank, National Association, successor to
National City Bank, successor to Mid America Bank,
FSB,

Plaintiff,

vs.

Juana Castrejon; the City of Chicago; and Unknown
Owners and Non-Record Claimants

Defendants.

Case No. 10 CH 19187

Property Address:
1117-1119 Christina Avenue
Chicago, Illinois 60651

CONSENT JUDGMENT OF FORECLOSURE PURSUANT TO 735 ILCS 5/15-1402

THIS CAUSE HAVING BEEN HEARD by the Court upon the pleadings and affidavits filed
herewith, the Court finds:

1. That it has jurisdiction of the parties to and the subject matter of this suit.
2. That all of the material allegations contained in Count I of Plaintiff's Complaint in
Mortgage Foreclosure ("Complaint") are true and proved.
3. That the equities of this cause are with the Plaintiff.
4. That the following named Defendants were personally served with summons on
the date following their name. Any Defendant served by publication has been served by
publication on the three dates following their name:

Juana Castrejon

Served – May 11, 2010
Appeared – October 23, 2012

City of Chicago

Served – May 6, 2010

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Unknown Owners and Non-Record Claimants - Published – May 7, 14, and 21, 2010

5. That the time for said Defendants to file their answers or otherwise plead to Count I of the Complaint or to move in regard to Count I of said Complaint has now expired and that the following Defendants are in default for failure to enter their respective appearances or pleadings to the Complaint, and the Complaint thereby was taken and is hereby again taken as confessed against the following Defendants:

City of Chicago

Unknown Owners, and Non-Record Claimants

6. That the following Defendants have executed a stipulation for entry of consent judgment of foreclosure pursuant to 735 ILCS 5/15-1402, based on the stipulation filed herewith, there appears to be no material issue of fact and judgment is hereby entered against the following Defendants:

Juana Castrejon

7. That the Mortgage designated in the Complaint and hereby foreclosed by this Judgment appears of record in the office of Recorder of Deeds, in Cook County, Illinois as Document No. 033022095 and recorded on October 29, 2003, and the property referred to and directed to be sold are described as follows:

LOTS 16 AND 17 IN S.E. GROSS FOURTH HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 7 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-02-409-019-0000

Commonly known as 1117-1119 Christiana Avenue, Chicago, Illinois 60651

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8. That under the provisions of the mortgage sought to be foreclosed herein, the cost of the foreclosure suit is an additional indebtedness which the Plaintiff should be reimbursed and that such expenses are hereby allowed the Plaintiff.

9. That the Plaintiff, Laura Llamedo, successor by assignment from Rosestone Investments, LLC, successor by assignment from PNC Bank, National Association has a valid and subsisting mortgage lien and that the mortgage lien is superior to the lien of any and all parties hereto for the sums of the total amounts stated below with interest as stated, and for the fees, costs and commission on sale.

LOAN BALANCE THROUGH October 1, 2013:

Principal Balance	\$ 431,414.30
Interest	<u>\$ 98,397.92</u>
Subtotal	\$ 529,812.22

FORECLOSURE COSTS:

Minutes of Foreclosure	\$ 200.00
Attorneys' Fees (through October 1, 2013)	<u>\$ 1,558.00</u>

TOTAL \$ 531,570.22

10. The lien rights of the Plaintiff and the right, title, interest, claim or lien any and all parties in this foreclosure and all non-record claimants shall be terminated upon the entry of this judgment of foreclosure, as provided under 735 ILCS 5/15-1402.

IT IS THEREFORE ORDERED:

I. IT IS ADJUDGED That the owners of the equity of redemption were served with summons.

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II. IT IS FURTHER ORDERED AND ADJUDGED that Title to the real estate legally described as:

LOTS 16 AND 17 IN S.E. GROSS FOURTH HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 7 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-02-409-019-0000

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(hereinafter the "Premises") shall be conveyed to the Plaintiff, Laura Llamedo immediately upon the entry of this Judgment. That upon the entry of this Judgment all title, claims, interest and liens of all parties herein, and all clouds in title arising therefrom shall cease and Plaintiff shall have fee simple title of the Premises free and clear of said claims, interest and liens.

III. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment that the Defendants:

Juana Castrejon
City of Chicago
Unknown Owners, and Non-Record Claimants,
and all persons claiming by, under or through any of them since the commencement of this suit, be forever barred, foreclosed of and from all rights and equities, in and to said Premises, or any part thereof.

IV. IT IS FURTHER ORDERED AND ADJUDGED that there shall be no Personal Deficiency Judgment surviving after entry of this Judgment.

V. IT IS FURTHER ORDERED AND ADJUDGED that upon entry of this Judgment, the Plaintiff or its assignee be let into possession of the portion of the Premises conveyed, and the

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Defendants who may be in possession thereof, or anyone in possession thereof through, by or under them, shall upon production of this Judgment, surrender possession thereof to the Plaintiff or its assignee.

VI. IT IS FURTHER ORDERED AND ADJUDGED that the Court hereby retains jurisdiction to and over the subject matter of this case and of all the parties hereto for the purpose of enforcing this Judgment.

VII. IT IS THEREFORE ORDERED AND ADJUDGED that this is a final and appealable Judgment and that there is no just reason for delay in its enforcement or its appeal or both.

VIII. That the Court hereby retains authority during the entire pendency of the foreclosure and until disposition of all matters arising out of the foreclosure.

DATE: 3/17/14

ENTER: 

JUDGE

JUDGE DARRYL B. SIMKO

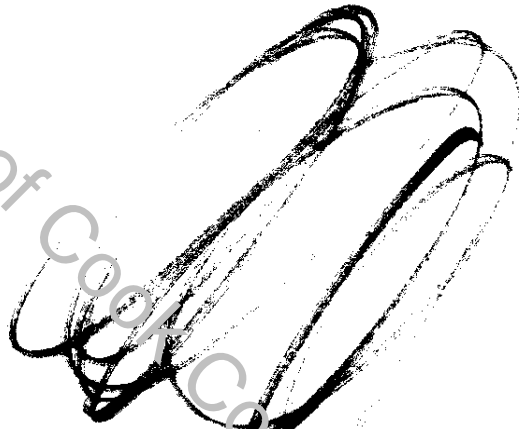
MAR 17 2014

CIRCUIT COURT - 1823

Christopher S. Fowler
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(312) 670-6900

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Property of Cook County Clerk's Office



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

Date **DOROTHY BROWN** MAY 02 2014

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

