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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2014 02:28 PM Pg: 1 of 5

10-038198

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

GREEN TREE SERVICING LLC  
PLAINTIFF,

-vs-

UNKNOWN HEIRS AND LEGATEES  
OF KENNETH KILLIAN, DECEASED;  
WILLOW CREEK NO. 4  
CONDOMINIUM ASSOCIATION;  
STEVEN KILLIAN AS  
TRUSTEE/EXECUTOR OF THE  
ESTATE OF KENNETH KILLIAN;  
LYDIA KILLIAN; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS  
DEFENDANTS

NO. 10 CH 24462

CALENDAR NO: 61

PROPERTY ADDRESS:  
945 EAST KENILWORTH AVENUE  
UNIT 207  
PALAINE, IL 60074

**CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/ 15-1402**

THIS CAUSE coming on to be heard on Motion of the parties for the entry of a Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402, the Defendants having expressly consented to said judgment and the Court finding as follows:

1. That Steven Killian Trustee/Executor of the Estate of Kenneth Killian has expressly consented to the entry of this Consent Judgment of Foreclosure.

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2. That the effect of said judgment by consent will satisfy the mortgage indebtedness and vest absolute title to the mortgaged real estate known as 945 East Kenilworth Avenue, Unit 207, Palatine, IL 60074 to Green Tree Servicing LLC free and clear of all claims and liens and interest of the mortgagors including all rights of reinstatement and redemption and the rights of all other persons made parties to the foreclosure whose interest are subordinate to that of plaintiff.
3. That plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagors.
4. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
5. That no other party to this action has filed an objection within the time period stated in said Motion, namely 28 days from the service of said Motion upon all parties. If no other parties are named Defendants in this action, this paragraph shall not be applicable.
6. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
7. That no party has objected to the entry of this Consent Judgment of Foreclosure.
8. That the entry of this Consent Judgment of Foreclosure shall constitute a bar against the Plaintiff from obtaining a personal deficiency judgment against the mortgagor or any other persons liable for the mortgage indebtedness.
9. That the mortgaged property is vacant and Plaintiff shall be entitled to immediate possession thereof.

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IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate possession of the subject Property

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of the Plaintiff Green Tree Servicing LLC.

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 945 East Kenilworth Avenue, Unit 207, Palatine, IL 60074 is hereby vested in the name of Green Tree Servicing LLC as grantee to the property legally described as follows:

**PARCEL 1:**

UNIT 207, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON JULY 3, 1973 AS DOCUMENT NUMBER 2702050; TOGETHER WITH AN UNDIVIDED 1.04146 PERCENT INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY), IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 1 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6, FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145.00 FEET; THENCE NORTH 56 DEGREES 00 MINUTES WEST, FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST, FOR 68.00 FEET TO THE SOUTH WEST CORNER OF SAID LOT 6, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT LR2536651

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(B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS FILED JULY 3, 1973 AS DOCUMENT LR2702046 IN COOK COUNTY, ILLINOIS

Commonly known as 945 East Kenilworth Avenue, Unit 207, Palatine, IL 60074

Permanent Index No.: 02-24-105-023-1036

IT IS FURTHER ORDERED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook County for the purpose of conveying clear and absolute title to grantee, Green Tree Servicing LLC.

Dated: \_\_\_\_\_

Entered:   
Judge Michael F. Otto  
Judge APR 28 2014  
Circuit Court -- 2065

Fisher and Shapiro, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847)291-1717  
Attorney No: 42168

Grantee Information  
Bradley Johnson  
7360 South Kyrene Road  
Tempe, AZ 85283  
480-333-6000

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

Date **DOROTHY BROWN** MAY 01 2014

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

