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

ASTORIA FEDERAL SAVINGS AND
LOAN ASSOCIATION;

Plaintiff,

v.

COLEMAN A. FOLAN AKA COLEMAN
FOLAN; JENNIFER A. FOLAN AKA
JENNIFER FOLAN; UNKNOWN OWNERS
AND NON RECORD CLAIMANTS;

Defendants.



Doc#: 1419113049 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2014 02:23 PM Pg: 1 of 4

No. 10 CH 32699

102 SOUTH WA PELLA AVENUE
MOUNT PROSPECT IL 60056

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, COLEMAN A. FOLAN AKA COLEMAN FOLAN AND JENNIFER A. FOLAN AKA JENNIFER FOLAN ("Defendants") having expressly consented to said judgment and the Court finding as follows:

1. That the mortgagor-Defendants have expressly consented to the entry of this Consent Judgment of Foreclosure.
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 **102 SOUTH WA PELLA AVENUE MOUNT PROSPECT, IL 60056** to **ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION** free and clear of all claims and liens and interest of the mortgagor 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 Defendants.

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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 **30 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 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.

8. That the parties have agreed that the Defendants, who are in possession of the subject Property, shall tender possession of the property **30 days** after then entry of this Order.

9. That Defendants are withdrawing their Counterclaims filed on October 15, 2011.

IT IS HEREBY ORDERED that Defendants are withdrawing their Counterclaims filed on October 15, 2011;

IT IS FURTHER ORDERED that Plaintiff shall be entitled to possession of the subject Property **30 days** after the entry of this Order;

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of the **ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION**;

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as **102 SOUTH WA PELLA AVENUE MOUNT PROSPECT, IL 60056** is hereby

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vested in the name of **ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION** as
grantee to the property legally described as follows:

LOT 306 IN H. ROY BERRY COMPANY'S COLONIAL MANOR, BEING A
SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11,
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 102 SOUTH WA PELLA AVENUE
MOUNT PROSPECT, IL 60056
Tax ID # 08-11-203-002-0000;

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 **ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION**.

Dated:

FILED
JUDGE LEWIS NIXON - 1848

Entered:

2 JUN 03 2014
Judge
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

PIERCE & ASSOCIATES
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1021784

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I hereby certify that the document to which this
certification is affixed is a true copy.
Date: **JUN - 4 2014**
Clerk of the Circuit Court
of Cook County, IL

