

# UNOFFICIAL COPY

MEMORANDUM OF  
JUDGMENT ORDERS  
(10 CH 33983)

INSTRUMENT PREPARED BY  
AND MAIL TO:

RUSSELL R. CUSTER, JR., ESQ.  
LILLIG & THORSNESS, LTD.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523



Doc#: 1420344012 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2014 10:26 AM Pg: 1 of 7

(The above space for recorder's use only)

Attached hereto as Exhibit "1" is a copy of the three (3) JUDGMENT ORDERS entered on June 16, 2014, in the mortgage foreclosure case filed by the BANK OF AMERICA vs. VIOREL ROMUL TARTA, et. al., Case # 10 CH 33983, Cook County, Illinois, related to the following, and legally described as follows:

THE EAST 26 FEET OF LOT 30 AND LOT 31 (EXCEPT THE EAST 19 FEET THEREOF) IN BLOCK 5 IN SUFFIELD TERRACE, BEING A SUBDIVISION OF PART OF LOT 10 IN SCHOOL TRUSTEES' OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1927 AS DOCUMENT NUMBER 9856150, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5310 W. Davis Street, Skokie, Illinois 60077

PIN: 10-16-306-038 and 10-16-306-039

FIRST AMERICAN TITLE INSURANCE  
COMPANY, by and through its attorneys,  
Lillig & Thorsness, Ltd.

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

7/21/14

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

BANK OF AMERICA, succ. by merger to )	
BAC HOME LOANS SERVICING, L.P. )	
f/k/a COUNTRYWIDE HOME LOANS )	
SERVICING, L.P. )	No. 10 CH 33983
)	
Plaintiff, )	Re: 5310 W. Davis Street
vs. )	Skokie, IL ("Property")
)	
VIOROL ROMUL TARTA a/k/a Viorel R. )	
Tarta; CIPRIAN ROMULUS TARTA; )	
MORTGAGE ELECTRONIC )	
REGISTRATION SYSTEMS, INC.; BANK )	
OF AMERICA, NA successor by merger )	
to Countrywide Bank, FSB, UNKNOWN )	
OWNERS AND NONRECORDED )	
CLAIMANTS )	
)	
Defendants. )	

ORDER

(Count II - Reformation)

This matter coming to be heard on the motion of the Plaintiff, BANK OF AMERICA, successor by merger to BAC HOME LOANS SERVICING, L.P., f/k/a COUNTRYWIDE HOME LOANS SERVICING, L.P., ("BOA"), for the entry of a default judgment of foreclosure, due notice having been given to all parties and this Honorable Court being fully advised in the premises and having considered Count II of the Complaint to Foreclose Mortgage ("Complaint"), the Motion for Default Judgment of Foreclosure pursuant to Count II of the Complaint, the Affidavit and Exhibits in support thereof and related pleadings and, in connection therewith:

IT IS HEREBY FOUND that Defendants, VIOREL ROMUL TARTA a/k/a Viorel R. Tarta; CIPRIAN ROMULUS TARTA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, NA successor by merger to Countrywide Bank, FSB;

**EXHIBIT****1**

**UNOFFICIAL COPY**

UNKNOWN OWNERS AND NONRECORD CLAIMANTS (collectively "Defendants") are in default, having failed to appear and otherwise plead as to Count II of the Complaint, and Count II of the Complaint is confessed against said Defendants.

IT IS HEREBY ORDERED that the Warranty Deed is recorded as document #0718711803 reformed to show that VIOREL ROMUL TARTA is the grantee and the recorder owner and that BOA is entitled to a default judgment of foreclosure for its mortgage recorded as document #0718711804 as a first lien mortgage for the amounts claimed in connection therewith as against the Defendants.

Date: \_\_\_\_\_, 2014

ENTERED:

Judge Anthony C. Kyriakopoulos

JUN 16 2014

\_\_\_\_\_  
Judge

~~Circuit Court 2027~~

Russell R. Custer, Jr., #0565369  
 Angela M. Stinebrink, #6300963  
 Lillig & Thorsness, Ltd.  
 1900 Spring Road, Suite 200  
 Oak Brook, IL 60523  
 630.571.1900

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

BANK OF AMERICA, succ. by merger to )	
BAC HOME LOANS SERVICING, L.P. )	
f/k/a COUNTRYWIDE HOME LOANS )	
SERVICING, L.P. )	No. 10 CH 33983
)	
Plaintiff, )	Re: 5310 W. Davis Street
vs. )	Skokie, IL ("Property")
)	
VIOREL ROMUL TARTA a/k/a Viorel R. )	
Tarta; CIPRIAN ROMULUS TARTA; )	
MORTGAGE ELECTRONIC )	
REGISTRATION SYSTEMS, INC.; BANK )	
OF AMERICA, NA successor by merger )	
to Countrywide Bank, FSB; UNKNOWN )	
OWNERS AND NONRECORD )	
CLAIMANTS )	
)	
Defendants. )	

ORDER

(Count I - Quiet Title)

This matter coming to be heard on the motion of the Plaintiff, BANK OF AMERICA, successor by merger to BAC HOME LOANS SERVICING, L.P., f/k/a COUNTRYWIDE HOME LOANS SERVICING, L.P., ("BOA"), for the entry of a default judgment of foreclosure, due notice having been given to all parties and this Honorable Court being fully advised in the premises and having considered Count II of the Complaint to Foreclose Mortgage ("Complaint"), the Motion for Default Judgment of Foreclosure pursuant to Count II of the Complaint, the Affidavit and Exhibits in support thereof and related pleadings and, in connection therewith:

IT IS HEREBY FOUND that Defendants, VIOREL ROMUL TARTA a/k/a Viorel R. Tarta; CIPRIAN ROMULUS TARTA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, NA successor by merger to Countrywide Bank, FSB;

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UNKNOWN OWNERS AND NONRECORD CLAIMANTS (collectively "Defendants") are in default, having failed to appear and otherwise plead as to Count II of the Complaint, and Count II of the Complaint is confessed against said Defendants.

IT IS HEREBY ORDERED that the Property is quieted in the name of VIOREL ROMUL TARTA for the purposes of these foreclosure proceedings and that Plaintiff is entitled to a default judgment of foreclosure for its mortgage recorded as document #0718711804 as a first lien mortgage for the amounts claimed in connection therewith as against the Defendants.

Date: \_\_\_\_\_, 2014.

ENTERED:

Judge Anthony C. Kyriakopoulos

JUN 16 2014

\_\_\_\_\_  
Judge

Circuit Court 2027

Russell R. Custer, Jr., #0565369  
Angela M. Stinebrink, #6300963  
Lillig & Thorsness, Ltd.  
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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION

BANK OF AMERICA, succ. by merger to )  
BAC HOME LOANS SERVICING, L.P. )  
f/k/a COUNTRYWIDE HOME LOANS )  
SERVICING, L.P. )

No. 10 CH 33983

Plaintiff, )

Re: 5310 W. Davis Street  
Skokie, IL ("Property")

vs. )

VIOREL ROMUL TARTA a/k/a Viorel R. )  
Tarta; CIPRIAN ROMULUS TARTA; )  
MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC.; BANK )  
OF AMERICA, NA successor by merger )  
to Countrywide Bank, FSB; UNKNOWN )  
OWNERS AND NONRECORD )  
CLAIMANTS )

Defendants. )

### ORDER

(Count II - Equitable Mortgage)

This matter coming to be heard on the motion of the Plaintiff, BANK OF AMERICA, successor by merger to BAC HOME LOANS SERVICING, L.P., f/k/a COUNTRYWIDE HOME LOANS SERVICING, L.P., ("BOA"), for the entry of a default judgment of foreclosure, due notice having been given to all parties and this Honorable Court being fully advised in the premises and having considered Count II of the Complaint to Foreclose Mortgage ("Complaint"), the Motion for Default Judgment of Foreclosure pursuant to Count II of the Complaint, the Affidavit and Exhibits in support thereof and related pleadings and, in connection therewith:

IT IS HEREBY FOUND that Defendants, VIOREL ROMUL TARTA a/k/a Viorel R. Tarta; CIPRIAN ROMULUS TARTA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, NA successor by merger to Countrywide Bank, FSB;

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UNKNOWN OWNERS AND NONRECORD CLAIMANTS (collectively "Defendants") are in default, having failed to appear and otherwise plead as to Count II of the Complaint, and Count II of the Complaint is confessed against said Defendants.

IT IS HEREBY ORDERED that BOA has an equitable mortgage lien on the Property against VIOREL ROMUL TARTA and CIPRIAN ROMULUS TARTA pursuant to the terms of the \$248,000.00 Mortgage being foreclosed herein and that Plaintiff is entitled to a default judgment of foreclosure for its mortgage recorded as document #0718711804 as a first lien mortgage for the amounts claimed in connection therewith as against the Defendants.

Date: \_\_\_\_\_, 2014.

ENTERED:

Judge Anthony C. Kyriakopoulos

JUN 16 2014

Judge

Circuit Court 2027

Russell R. Custer, Jr., #0565369  
Angela M. Stinebrink, #6300963  
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