

# UNOFFICIAL COPY



Doc#: 1423916034 Fee: \$48.00  
RHSP Fee: \$9.00 RPP Fee: \$1.00  
Karen A. Farbrough  
Cook County Recorder of Deeds  
Date: 08/27/2012 11:29 AM Pg. 1 of 8

Property of Cook County Clerks Office

Above Space for Recorder's Use Only

KMI No. 11-2607

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

CITIMORTGAGE, INC.,

Plaintiff,

-vs-

NORTH SHORE BAPTIST CHURCH, MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR CITIBANK, N.A., UNKNOWN HEIRS AND  
LEGATEES OF JOHN H. DAWSON, UNKNOWN OWNERS-  
TENANTS AND NON-RECORD CLAIMANTS,

Defendant(s).

RESIDENTIAL  
MORTGAGE FORECLOSURE

Case No. 12 CH 43334

Calendar No. 61

Property Address:  
7436 North Paulina Street,  
Chicago, IL 60626

CONSENT JUDGMENT OF FORECLOSURE

This day comes the Plaintiff, CITIMORTGAGE, INC., by and through its attorneys, Kozeny & McCubbin Illinois, LLC, and it appearing to the Court that the Plaintiff, CITIMORTGAGE, INC., heretofore commenced this action by filing its Complaint for Foreclosure of Mortgage against the defendants, NORTH SHORE BAPTIST CHURCH, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIBANK, N.A., UNKNOWN OWNERS-TENANTS AND NON-RECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF JOHN H. DAWSON.

# UNOFFICIAL COPY

That the affidavits required to make such unknown parties and non-record claimants 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;

And it is further appearing to the Court that the parties made defendants to this action by the name and description of UNKNOWN OWNERS as set forth above include those persons who are interested in this action and who have or claim to have some right, title, interest or lien in, to or upon the real estate or some part thereof, hereinafter in the Judgment described; it appearing from the above mentioned affidavit as to unknown parties that the name of each such other persons is unknown and on diligent inquiry cannot be ascertained.

And it further appearing to the Court that the parties made defendants to this action by the name and description of NON-RECORD CLAIMANTS as set forth above include those persons who are interested in this action and who have or claim to have some right, title, interest, claim or lien in, to or upon the real estate or some part thereof, hereinafter in the Judgment described, as may arise pursuant to the Code of Civil Procedure of Illinois, Section 5/15-1210, *et seq.*; it appearing from the above-mentioned affidavit as to NON-RECORD CLAIMANTS that the name of each of such persons is unknown and on diligent inquiry cannot be ascertained.

The Court having examined the files and records in this cause and being fully advised in the premises FINDS THAT:

1. The following defendants were each duly served with summons by corporate service in this cause in the manner provided by law: NORTH SHORE BAPTIST CHURCH and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIBANK, N.A. The following defendants were each served by publication in this cause in the manner provided by law: UNKNOWN OWNERS-TENANTS-OCCUPANTS and NON-RECORD CLAIMANTS AND UNKNOWN HEIRS AND LEGATEES OF JOHN H. DAWSON.

2. The date that the mortgagor was served by summons or publication or has otherwise submitted to the jurisdiction of this Court was February 6, 2013.

# UNOFFICIAL COPY

3. Each of the named defendants has duly and regularly been served a sufficient time to authorize this Court to proceed with the hearing and the entry of this Judgment. It further appears to the Court that all notices required to be given have duly and properly been given and due notice of the presentation of this Judgment has been given to all parties entitled thereto and to each of the defendants, as required by law, and this Court has acquired and now has jurisdiction of all the parties to this cause and the subject matter hereof.

5. And this cause coming on now by agreement of the Parties the Court further finds:

(a) That on October 14, 2004, JOHN H. DAWSON (deceased), being indebted in the sum of \$276,000.00, made, executed and delivered their mortgage and note to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., with interest at the rate of 6.375% per annum on the principal balance remaining from time to time unpaid, payable in monthly installments of \$1,721.88, commencing on the 1st day of December, 2004, and monthly thereafter until fully paid, said mortgage and note being secured by a lien on the fee simple interest on the following described real estate in Cook County:

**LEGAL DESCRIPTION:**

LOT 1 IN DRESDEN'S SUBDIVISION OF LOTS 1 TO 8 AND 12 TO 20, ALL INCLUSIVE, OF S. ROGERS TOUHY AVENUE SUBDIVISION OF THAT PART OF BLOCK 1 OF THE ORIGINAL PLAT OF ROGERS PARK LYING NORTH OF THE SOUTH LINE OF BRYAN EXTENDED AND WEST OF THE WEST LINE OF FOREST AVENUE IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:** 7430 North Paulina Avenue, Chicago, IL 60626

**PERMANENT INDEX NO:** 11-30-413-009

(b) Said mortgage was duly filed for record in the Office of the Recorder of Deeds of Cook County, Illinois, November 12, 2004 as Document No. 0431726027.

(c) Said mortgage and note are valid obligations of the defendant, JOHN H. DAWSON (deceased), and the plaintiff, CITIMORTGAGE, INC., is now the legal holder and owner of the mortgage, note and indebtedness and entitled to foreclose the same pursuant to the provisions thereof.

# UNOFFICIAL COPY

(d) That default has occurred in the payment of the principal and interest due pursuant to the terms of said mortgage and note, plaintiff has the right and power to declare immediately due and payable all indebtedness secured by the mortgage and that there remains an unpaid principal balance of \$252,055.22, with interest and advances due thereon from April 1, 2011, the date of default. Interest accrues under the mortgage and note at the rate of \$44.0233 per day after default.

(e) The Court further finds that by virtue of the mortgage and note, there is due to the plaintiff, CITIMORTGAGE, INC., the following sums:

Principal, Accrued Interest, Late Fees, and Advances due to and made by Plaintiff as of September 17, 2013:	\$ 313,723.04
Per Diem Interest from September 18, 2013 through Judgment, accruing at \$44.0233:	\$ 13,867.34
Costs of Suit:	\$ 1,463.00
Attorneys' Fees: Incurred by Plaintiff	\$ 2,075.00
<b>TOTAL DUE TO PLAINTIFF:</b>	<b>\$ 331,128.38</b>

6. All matters in controversy by the parties hereto as reflected by the pleadings on file are adjudged and determined by this Judgment, and the Court having heard the representations of counsel and being fully advised in the premises, it is hereby ORDERED and ADJUDGED by agreement of the parties as follows:

(a) That upon entry of this Consent Judgment of Foreclosure, in accordance with 735 ILCS 5/15-1402, absolute title to the real estate described herein (paragraph 5(a)) shall immediately vest in the Plaintiff herein, free and clear of all claims, liens and interest of the Defendants herein, including all rights of reinstatement and redemption. That the Defendants herein and all persons claiming by, through or under them, or any of them since the commencement of this suit are forever barred and foreclosed of any right, title, interest, claim, lien or right to reinstate or redeem in and to the mortgaged real estate.

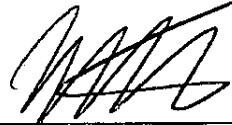
# UNOFFICIAL COPY

(b) That upon entry of this Consent Judgment of Foreclosure, the mortgage indebtedness described herein is satisfied in full and that Plaintiff, its successors and/or assigns are barred from obtaining a deficiency judgment against JOHN H. DAWSON (deceased).

(c) That upon entry of this Consent Judgment of Foreclosure, Plaintiff shall be entitled to possession of the premises described herein on July 29, 2014 and that any of the other parties to this cause and any persons claiming possession through them, shall surrender possession of said premises.

(d) That this court shall retain jurisdiction to enforce this Consent Judgment of Foreclosure.

DATED: \_\_\_\_\_

ENTER:  \_\_\_\_\_

JUDGE

Kozeny & McCubbin Illinois, LLC  
105 West Adams Street, Suite 1850  
Chicago, Illinois 60603  
Phone: (312) 605-3500 ext. 1533  
Attorney ID: 56284

Judge Michael F. Otto  
JUL 29 2014  
Circuit Court - 2065

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

[REDACTED]

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.  
**DOBOTHY BROWN AUG 27 2014**  
Date  
By: **DOBOTHY BROWN**  
Clerk of the Circuit Court  
of Cook County, IL

