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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2014 02:28 PM Pg: 1 of 5

COVER SHEET
(for purposes of recording)

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

HSBC BANK USA, NATIONAL)
ASSOCIATION, in its capacity as Trustee)
under that certain Pooling & Servicing)
Agreement relating to Citigroup Mortgage)
Loan Trust, Inc., Asset-Backed Pass-Through)
Certificates Series 2004-HE1,)

Case No. 09 CH 15085

Plaintiff,)

Judge Anthony C. Kyriakopoulos

v.)

MORTGAGE FORECLOSURE:

1058 W. 108th Street
Chicago, Illinois 60643

LETHA L. LINDSEY; AMERICAN)
GENERAL FINANCE, INC.; CITY OF)
CHICAGO; UNKNOWN OWNERS and)
NON-RECORD CLAIMANTS,)

Defendants.)

CONSENT JUDGMENT OF FORECLOSURE

In support of the entry of a consent judgment of foreclosure, HSBC Bank USA, National Association, in its capacity as Trustee under that certain Pooling & Servicing Agreement relating to Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2004-HE1 ("Plaintiff"), states as follows:

Plaintiff filed a complaint ("Complaint") against Letha L. Lindsey ("Defendant"), American General Finance, Inc., the City of Chicago, Unknown Owners, and Non-Record Claimants. The affidavits and certificates required to make such parties defendants to this action were duly filed. Defendants American General Finance, Inc., the City of Chicago, Unknown Owners, and Non-Record Claimants have been duly made parties defendant to this action in the manner provided by law and were found in default on August 27, 2014.

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This cause now coming to be heard upon agreement of Defendant and Plaintiff for entry of a consent judgment of foreclosure, and the Court being fully advised in the premises, finds as follows:

1. That the material allegations of the Complaint relating to the note and mortgage executed by Defendant and her late husband on March 7, 1997, are true and proven.
2. That Defendant is presently the sole mortgagor and owner of the subject property.
3. That, as of August 27, 2014, the total amount due and owing Plaintiff on the note and mortgage executed by Defendant on March 7, 1997, is \$300,347.74.
4. That pursuant to the mortgage executed by Defendant and her late husband on March 7, 1997, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.
5. That the attorneys' fees and costs sought and included in the amount stated above are established by the affidavit of attorneys' fees filed with the Court on January 21, 2014, as Exhibit F to Plaintiff's motion for summary judgment.
6. That the mortgage executed by Defendant and her late husband on March 7, 1997, described in the Complaint and hereby foreclosed, appears of record in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 97171956, recorded on March 13, 1997, and the property herein referred to is described as follows:

LOT 25 AND 26 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 4 IN MANCHESTER LAND AND INVESTMENT COMPANY'S SUBDIVISION OF BLOCKS 1, 4 AND 6 IN G.G. STREETS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1058 W. 108th Street
Chicago, Illinois 60643

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PIN: 25-17-403-084-0000

7. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of Plaintiff heretofore mentioned.

8. That Plaintiff specifically waives any and all rights to a personal judgment for deficiency against the mortgagor, Letha L. Lindsey, and against all persons liable for the indebtedness or other obligations secured by the mortgage executed by Defendant and her late husband on March 7, 1997.

9. That Defendant, as of this date, has filed with the Court a stipulation for the entry of a consent judgment of foreclosure pursuant to 735 ILCS 5/15-1402 without right of redemption and vesting absolute title in an entity of Plaintiff's choosing.

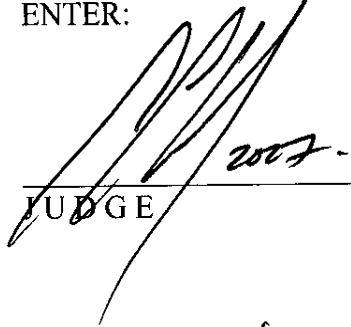
NOW THEREFORE, IT IS HEREBY ORDERED that absolute title to the property described in Paragraph 6 above is vested absolutely in HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2004-HE1, and this executed order shall be deemed sufficient evidence to establish title vesting in HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates Series 2004-HE1, free and clear of all claims, liens, and interests of the mortgagor, all persons claiming by, through, or under the mortgagor, and all the defendants in this cause.

IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff waives any and all rights to a personal judgment for deficiency against the mortgagor Letha L. Lindsey, as well as against all other persons liable for the indebtedness or other obligations secured by the subject mortgage.

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The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this Judgment and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

ENTER:



JUDGE

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Judge Anthony C. Kyniakopoulos

AUG 27 2014

Circuit Court 2027

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