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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2014 02:10 PM Pg: 1 of 6

Line above is for recording purposes.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CHANCERY DIVISION

OLD SECOND NATIONAL BANK,

Plaintiff,

v.

JOSEPH T. LETKE A/K/A JOSEPH T. LETKE
JR., JOSEPH T. LETKE, III, INLAND BANK
AND TRUST, NUGENT SQUARE AT
GLENWOOD CONDOMINIUM
ASSOCIATION, an Illinois Not-for-Profit
Corporation, NUGENT SQUARE AT
GLENWOOD COMMERCIAL CONDOMINIUM
ASSOCIATION, an Illinois Not-for-Profit
Corporation, UNKNOWN OWNERS and NON-
RECORD CLAIMANTS,

Defendants.

Case No. 2013 CH 08764

Judge Pamela McLean Mcyersen

JUN 11 2014

Circuit Court - 2097

CONSENT JUDGMENT FOR FORECLOSURE

THIS CAUSE having been duly heard by this Court upon the record herein on the merits of the Complaint for Foreclosure filed by the Plaintiff and on Plaintiff's Motion for entry of Consent Judgment for Foreclosure (hereinafter referred to as "Judgment"), and Defendant-Mortgagors consenting, the Court **FINDS:**

1. **JURISDICTION:** The Court has jurisdiction over the parties hereto and the subject matter hereof.

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2. **PROPERTY FORECLOSED UPON:** The Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder and/or Registrar for Cook County, Illinois, as Document No. 0417527007, and the property herein referred to (the "Real Estate") is described as follows:

PARCEL 1: UNIT NUMBER 430 IN NUGENT SQUARE AT GLENWOOD RESIDENTIAL CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 AND LOT 2 IN NUGENT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN ASSELBORN SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 2000 AS DOCUMENT 00152893 AND ALSO THAT PART OF VACATED CAMPBELL STREET AS RECORDED JUNE 23, 2004 AS DOCUMENT 0417527007, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2005 AS DOCUMENT 0512432153; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT 0536345146, AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR NUGENT SQUARE AT GLENWOOD RESIDENTIAL CONDOMINIUM AND NUGENT SQUARE AT GLENWOOD COMMERCIAL CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT NO. 0536345144, AND AS AMENDED, OVER LOT 1 AND LOT 2 IN NUGENT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN ASSELBORN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 2000 AS DOCUMENT 00152893 AND ALSO THAT PART OF VACATED CAMPBELL STREET RECORDED JUN 23, 2004 AS DOCUMENT 0417527007; ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2005 AS DOCUMENT 0512432153, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 30 Nugent Street, Unit 430, Glenwood, Illinois 60425

TAX PARCEL NUMBER: 32-03-319-015-1009

3. **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum of \$170,000.00 which has been duly accelerated pursuant to the terms of said Note and executed by:

Joseph T. Letke a/k/a Joseph T. Letke, Jr.

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4. **EXHIBITS:** That true and correct copies of the original Mortgage and original Note are attached to the Complaint filed herein.

5. **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by Order of Court.

- a) The subject Real Estate is Condo/Townhouse as defined in 735 ILCS 5/15-1219.
- b) The Court has obtained jurisdiction over the owners of the right of redemption.
- c) That the Mortgagor has waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c).
- d) That in consideration of entry of this Judgment by Consent, the Plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor, and against all other persons liable for the indebtedness or other obligations secured by the Mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).
- e) That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

6. Based upon the pleadings, proofs and admission(s), Plaintiff has standing, capacity and authority to maintain this cause.

7. The pleadings and proofs presented in the cause are sufficient to support the entry of this judgment.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

1. **JUDGMENT:** A Consent Judgment for Foreclosure is hereby entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402.
2. **VESTING TITLE:** Title to Real Estate described herein is hereby immediately vested absolutely in Old Second National Bank and this executed, recorded Order shall be deemed sufficient evidence to establish title vesting in Old Second National Bank. Defendants shall deliver to Plaintiff all applicable documentation

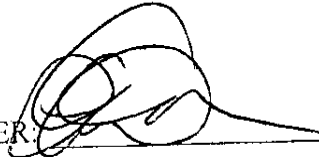
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as may be required by the Office of the Recorder of Deeds of Cook County, Illinois.

3. **TERMINATION OF SUBORDINATE INTERESTS:** The Court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this Consent Judgment having been filed of record, then the Defendants 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 redeem in and to the mortgaged Real Estate. The inadvertent failure to name a subordinate record claimant will not invalidate this Judgment or the transfer of title effected hereby. Plaintiff may take title and file a subsequent action to determine the redemptive rights of such a party. Should such a claimant not exercise its redemptive rights within the stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property.
4. **POSSESSION:** The Plaintiff or his or her legal representative or assigns shall be let into possession of the Real Estate thirty (30) days after entry of this Order, and any of the parties to this cause who shall be in possession of said premises of any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall surrender possession of said premises.
5. **JURISDICTION:** The Court retains jurisdiction over the parties and subject matter of this cause for the purpose of enforcing this Judgment or vacating said Judgment.
6. **APPEALABILITY:** This is a final and appealable Order and there is no just cause for delaying the enforcement of this Judgment or appeal therefrom.
7. **EVICITION:** The Sheriff of Cook County is hereby directed to evict Joseph T. Letke a/k/a Joseph T. Letke, Jr. and Joseph T. Letke, III, Inland Bank and Trust, Nugent Square at Glenwood Condominium Associations, Nugent Square at Glenwood Commercial Condominium Association, Unknown Owners and Non-Record Claimants from the premises of the Real Estate, commonly known as 30 Nugent Street, Unit 430, Glenwood, Illinois 60425 without further delay and without further Order of the Court thirty (30) days after entry of this Order.
8. **TRANSFER TAX AND STAMP EXEMPTION.** The Consent Judgment to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judgment issued hereunder without affixing any transfer stamps.

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- 9. **FINAL AND APPEALABLE ORDER.** 735 ILCS 5/9-117 is not applicable to this Judgment. This is a final and appealable Judgment with no just cause for further delay.
- 10. **RECORDING OF THIS ORDER.** This Order may be recorded with the appropriate County Recorder.

ENTER:  _____

DATED: _____ **Judge Pamela McLean Meyerson**

JUN 11 2014

Circuit Court – 2097

Notice pursuant to 735 ILCS 5/15-1509.5

Grantee: Old Second National Bank
 Contact Person: Janet Mutz
 Old Second National Bank
 Cross Road @ Route 47
 Sugar Grove, IL 60554
 (630) 466-6356

Prepared by and Mail to After Recording:

Andrew R. Poyton
 Mulherin, Rehfeldt & Varchetto, P.C.
 Attorneys for Plaintiff
 211 South Wheaton Avenue, Suite 200
 Wheaton, IL 60187
 630.653.9300

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I hereby certify that the document to which this certification is affixed is a true copy.
DOROTHY BROWN JUN 13 2014
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

