

This document was prepared by and after recording return to:

David G. Lynch
DLA PIPER LLP (US)
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601

This space reserved for Recorder's use only.

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

WDF-3 WOOD OAK PARK OWNER, LLC, *PAC*)
a Delaware limited liability company)

Plaintiff,)

vs.)

LAKE STREET INVESTORS, LLC, an Illinois)
limited liability company, et al.)

Defendants.)

Property Address:

940-954 West Lake Street
Oak Park, Illinois

No. 2014 CH 09171,
(Consolidated with
Case No. 2012 CH 14762)

*8028
P*

**CONSENT FORECLOSURE JUDGMENT
VESTING ABSOLUTE TITLE IN MORTGAGEE**

This cause came before the Court on plaintiff's Motion to Substitute Party and to Enter Consent Foreclosure Judgment ("Motion") and a Stipulation for Entry of Consent Judgment Vesting Absolute Title in Mortgagee ("Stipulation"), pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law ("IMFL"), 735 ILCS 5/15-1402, and the Court, being fully advised in the premises, finds that it has jurisdiction of all parties to this cause and the subject matter hereof, and that:

UNOFFICIAL COPY

1. The allegations of Count II of Plaintiff PNC Bank, National Association's Complaint to Enforce Note and Guaranty, to Foreclose Mortgage, and for Other Relief ("Complaint") filed on May 30, 2014, including the "deemed" allegations as set forth in Section 15-1504(c) of the IMFL, 735 ILCS 5/15-1504(c), have been proved and plaintiff has a valid, prior, paramount and superior lien on the mortgaged real estate described hereinbelow.

2. The mortgage described in Count II of the Complaint and hereby foreclosed was recorded on March 29, 2006, and appears of record in the office of the Cook County Recorder of Deeds, as Document No. 0608831100 (the "Mortgage"), and has been validly assigned to plaintiff, the Mortgagee as that term is defined in 735 ILCS 5/15-1208.

3. The mortgaged real estate referred to herein is located at 940-954 West Lake Street, Oak Park, Illinois, and legally described on Exhibit A hereto.

4. The Mortgage hereby foreclosed and the lien of said Mortgage are governed by the provisions of Section 15-1101, et seq., of the IMFL, 735 ILCS 5/15-1101, et seq.

5. The rights and interests, if any, of all parties to this cause in and to the mortgaged real estate are subject to, junior, subordinate and inferior to the lien of the Mortgage.

6. Pursuant to and in accordance with Section 15-1402 of the IMFL, 735 ILCS 5/15-1402, plaintiff and Lake Street Investors, LLC, an Illinois limited liability company, (the "Mortgagor") have consented to entry of this judgment, and plaintiff has waived its rights, if any, to a personal judgment for a deficiency or other obligations secured by the Mortgage, which waiver shall become effective only upon entry of this judgment.

IT IS, THEREFORE, ORDERED AND ADJUDGED:

- a. The Motion is granted.
- b. Title to the mortgaged real estate described in paragraph no. 3 hereinabove, together with all improvements thereon and easements and appurtenances belonging thereto, is

UNOFFICIAL COPY

hereby vested in plaintiff, WDF-3 Wood Oak Park Owner, LLC, a Delaware limited liability company, free and clear of all claims, liens, judgments, and interest of the Mortgagor, including all rights of reinstatement and redemption.

c. Having waived its rights to a personal judgment for a deficiency, plaintiff is barred from obtaining a personal judgment for a deficiency against the Mortgagor, and any other person liable for the mortgage indebtedness or other obligations secured by the Mortgage.

d. Upon vesting of title by entry of this judgment, defendants, all Nonrecord Claimants and Unknown Owners given notice of this foreclosure and all persons claiming by, through or under them, shall be forever barred and foreclosed of any right, title, interest, claim, lien, or right to redeem in and to the mortgaged real estate and any part thereof.

e. Plaintiff shall be entitled to possession of the mortgaged real estate upon entry of this judgment, without notice to any defendant, further order of this Court or resort to proceedings under any statute.

f. This Court retains jurisdiction of the subject matter of this cause and the parties hereto for the purpose of enforcing this judgment, and the Court expressly determines pursuant to Illinois Supreme Court Rule 304(a), that there is no just reason for delaying enforcement or appeal of this judgment.

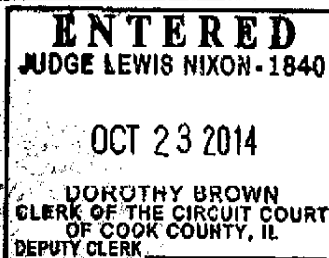
DATE: October 23, 2014

ENTER:

This document was
prepared by and after recording return to:

David G. Lynch
DLA PIPER LLP (US) / 43034
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601
(312) 368-4096

EAST81584225. 1



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LOTS 8, 9 AND 10 IN PHILANDER SMITH'S SUBDIVISION OF BLOCKS 8 AND 9 IN KETTLESTRING'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 940-954 Lake Street, Oak Park, Illinois 60301

P.I.N.s: 16-07-121-017-0000; 16-07-121-018-0000, 16-07-121-019-0000

Property of Cook County Clerk's Office

Open.03654.32083.14576863-1

