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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2014 02:12 PM Pg: 1 of 4

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

FANNIE MAE,

Plaintiff,

v.

ERICH W. WOPPEL, SUSAN K.
WOPPEL, et al.,

Defendants.

No. 2014 CH 04346

Property Address:
231-233 Callan Avenue
Evanston, Illinois

CONSENT FORECLOSURE JUDGMENT VESTING ABSOLUTE TITLE IN MORTGAGEE

This lawsuit is before the Court on Plaintiff's Motion to Enter Consent Foreclosure Judgment ("Motion") and 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. The Court has been fully advised in the premises. Plaintiff has dismissed Defendants Unknown Owners and Non-Record Claimants as parties defendant herein. Plaintiff has requested that title be vested in its nominee ROOFTOP PROPERTIES, INC., a Delaware corporation, whose address is 3424 Peachtree Road NE, Suite 2200, Atlanta, Georgia 30326. The Court finds that it has jurisdiction of all remaining parties to this lawsuit and the subject matter thereof, and finds:

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1. The allegations of Plaintiff Fannie Mae's Complaint to Foreclose Mortgage ("Complaint") filed on March 13, 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 the Complaint and hereby foreclosed was recorded on October 2, 2006, and appears of record in the office of the Cook County Recorder of Deeds, as Document No 0627520145 (the "Mortgage"). The mortgaged real estate referred to herein is located at 231-233 Callan Avenue, Evanston, Illinois, and is legally described on Exhibit A hereto.

3. 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.

4. The rights and interests, if any, of Mortgagors in and to the mortgaged real estate are subject to, junior, subordinate and inferior to the lien of the Mortgage.

5. Pursuant to and in accordance with Section 15-1402 of the IMFL, 735 ILCS 5/15-1402, Plaintiff and Defendants Eric W. Woppel and Susan K. Woppel (the "Mortgagors") have consented to entry of this judgment and have withdrawn their pending Motion to Reinstate Mortgage, and Plaintiff has waived its rights, if any, to a personal judgment for a deficiency and for any 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 3 hereinabove, together with all improvements thereon and easements and appurtenances belonging thereto, is hereby vested in ROOFTOP PROPERTIES, INC., a Delaware corporation, whose address is 3424

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Peachtree Road NE, Suite 2200, Atlanta, Georgia 30326, free and clear of all claims, liens, judgments, and interest of the Mortgagors, 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 Mortgagors.

d. Upon vesting of title by entry of this judgment, defendants, all parties 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. ROOFTOP PROPERTIES, INC., a Delaware corporation, whose address is 3424 Peachtree Road NE, Suite 2200, Atlanta, Georgia 30326, 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 __, 2014

ENTER: _____
Associate Judge
Allen Price Walker

NOV 17 2014

Circuit Court - 2071

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