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Karen A.Yarbrough  
Cook County Recorder of Deeds  
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## ORDER QUIETING TITLE

For Use by Recorder of Deeds

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

Judge Kathleen G. Kennedy

FEB 17 2015

Circuit Court - 1718

JESUS BELTRAN, SOCORRO BELTRAN  
AND ESTELA BELTRAN

Plaintiffs

vs.

BANK OF AMERICA, N.A. a national  
banking association,

Defendant.

Case No.: 2015 CH 1099

BANA # 910653  
KE # 527.038

Calendar 11  
Judge Kathleen Kennedy  
Room 2502

## ORDER QUIETING TITLE TO REAL ESTATE

This cause comes before the Court on the Complaint of the Plaintiffs to Quiet Title to Real Property Estate hereinafter described, and the Court having jurisdiction over the parties, and having considered the allegations and exhibits to the Complaint, and there being no objection to the entry of this Order, finds as follows:

A. Plaintiffs Jesus Beltran, Socorro Beltran, his wife, and Estela Beltran, hold fee title to certain real estate located in the County of Cook, State of Illinois, commonly known as 11648 S. Avenue M, Chicago, IL 60617 the ("Property") which Property is legally described as follows:

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LOT 13 IN BLOCK "B" IN N AND M RESUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

PIN 26-20-112-014-0000

- B. BANK OF AMERICA, N.A. is a national bank with its principal offices of Charlotte, N.C.
- C. Pursuant to Section 2-213 of the Illinois Code of Civil Procedure, BANK OF AMERICA, N.A. through its counsel Brian M. Johnston of Puleo Delisle PLLC, waived service of the summons and complaint by executing and returning an Acknowledgement of Receipt of Summons and Complaint dated as of 1/19, 2015 consenting to the jurisdiction of this Court.
- D. Plaintiffs, as mortgagors, executed and delivered to PROVIDENT MORTGAGE CORP. a certain mortgage on the Property dated March 10, 1999 (the "Provident Mortgage") securing a promissory note of even date in the original principal amount of \$110,000.00, in favor of PROVIDENT MORTGAGE CORP., a now dissolved Maryland corporation, as Mortgagee. A copy of the Provident Mortgage recorded in Cook County, Illinois on March 19, 1999 as Document No. 99266570 was attached as Exhibit 2 to the Complaint filed herein.
- E. On or about the date the Provident Mortgage was originated, Provident assigned the Provident Mortgage to the Federal National Mortgage Association ("Fannie Mae"). The Assignment was not recorded or otherwise spread of record.
- F. According to documents made publically available by the Maryland Department of Assessments and Taxation Provident Mortgage Corporation was dissolved effective March 16, 2009.
- G. In 2009, servicing of the Provident Mortgage was transferred to and assumed by BANK OF AMERICA, N.A.

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H. BANK OF AMERICA, N.A. acknowledged, in writing, that on February 28, 2014 it has received full payment of all sums due under the Provident Mortgage and the mortgage note secured thereby

IT IS ORDERED, ADJUDGED AND DECREED:

1. The rights and interest of BANK OF AMERICA, N.A. and its predecessors in interest to and under the Mortgage dated as of March 10, 1999 and recorded in the office of the Cook County Recorder of Deeds on March 19, 1999 as Document No. 99266570 and the lien of said Mortgage on and over the Property described in Paragraph A above is hereby released and forever discharged.

2. Bank of America National Association shall execute and record its Release of said Mortgage.

3. This a final order effective upon its being entered on the docket this 17<sup>th</sup> day of February, 2015.

Judge Kathleen G. Kennedy

ENTERED:

FEB 17 2015

Judge

Circuit Court - 1718

2-17-15

Lawrence Karlin  
KARLIN Associates LLC  
651 W. Washington, Suite 205  
Chicago, IL 60661  
(312) 845-2515  
Firm I.D. #58770

AGREED AND CONSENTED TO:

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Ana Bonds  
Ana Bonds, Assistant Vice President  
TITLE

DATED: January 26, 2014 2015

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

**DOROTHY BROWN** FEB 17 2015

Date

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

