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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2015 10:53 AM Pg: 1 of 4

Property of Cook County Clerk's Office

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

Bank of America, N.A.

Plaintiff,

vs.

Charles F. Sims, Jr.; Cook County, Illinois

Defendants.

Case No. 13 CH 22338

7303 Oakwood Avenue, Lyons, IL
60534

Judge Anthony C. Kyriakopoulos
Cal 63

CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/15-1402

THIS CAUSE, coming to be heard on the Motion of the parties for the entry of a Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402, the Defendants having expressly consented to said judgment and the Court finding as follows:

1. That the mortgagor Defendant(s) have expressly consented to the entry of the Court's Judgment of Foreclosure.
2. That the effect of said judgment by consent will satisfy the mortgage indebtedness and vest absolute title to the mortgaged real estate known as 7303 Oakwood Avenue, Lyons, IL 60534 to Bank of America, N.A. free and clear of all claims and liens and interest of the mortgagor including all rights of reinstatement and redemption and the rights of all

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other persons made parties to the foreclosure whose interest are subordinate to that of plaintiff.

3. That plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagor.
4. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
5. That no other party to this action has filed an objection within the time period stated in said Motion, namely 28 days from the service of said Motion upon all parties. If no other parties are named Defendants in this action, this paragraph shall not be applicable.
6. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
7. That no party has objected to the entry of this Consent Judgment of Foreclosure.
8. That the entry of this Consent Judgment of Foreclosure shall constitute a bar against the Plaintiff from obtaining a personal deficiency judgment against the mortgagor or any other persons liable for the mortgage indebtedness.
9. That the parties have agreed that Charles F. Sims, Jr., who is in possession of the subject Property, shall immediately tender possession of the property.

IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate possession of the subject Property.

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of the Plaintiff.

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IT IS FURTHER ORDERED that by entry of this judgment absolute title to the property known as 7303 Oakwood Avenue, Lyons, IL 60534 is hereby vested in the name of Bank of America, N.A. as grantee to the property legally described as follows:

The East half of Lot 3 and Lots 1 and 2 in Block 8 in the Resubdivision of Blocks 6 and 8 in Haas and Powell's Addition to Riverside in the Southeast Quarter of Section 26, Township 39 North, Range 12, East of the Third Principal Meridian, and the Northeast Quarter of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded August 24, 1896 in Book 71 Page 25, in Cook County, Illinois.

Commonly known as 7303 Oakwood Avenue, Lyons, IL 60534

Permanent Index No: 18-01-203-039-0000

IT IS FURTHER ORDERED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook County for the purpose of conveying clear and absolute title to grantee, Bank of America, N.A..

Shara A. Netterstrom
Manley Deas Kochalski LLC
One East Wacker, Suite 1250
Chicago, IL 60601
Telephone: 312-651-6700
Fax: 614-220-5613
Atty. No.: 48928

ENTERED:

Dated: _____

Judge

AK
Judge Anthony C. Kyriakopoulos

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[Handwritten signature]

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

DOROTHY BROWN FEB 20 2015

Date _____

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

