



Doc#: 1506249053 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2015 09:14 AM Pg: 1 of 2

2013-0406A-PT
Freedman Anselmo Lindberg LLC
1771 W. Diehl Road
Suite 120
Naperville, IL 60563-1890

Case No. 13 CH 13114

MEMORANDUM OF CONSENT JUDGMENT OF FORECLOSURE

I hereby certify that on 10/21/14, a Consent Judgment of Foreclosure, pursuant to 735 ILCS 5/15-1402, was entered in favor of **Wells Fargo Bank, NA**, and against defendants, Yevgeniy J. Shenkman; Maria Shenkman aka M. Shenkman; San Tropai Master Association, Inc.; San Tropai Condominium No. 1 Association; . The Consent Judgment vested title absolute of the mortgaged real estate in **Wells Fargo Bank, NA** free and clear of all claims, liens and interest of the mortgagor, including all rights of reinstatement and redemption, and of all rights of all other persons made parties in the foreclosure whose interests are subordinate to that of the mortgagee and all non-record claimants given notice in accordance with 735 ILCS 5/15-1502(c)(2). In accordance with 735 ILCS 5/15-1402(c), the mortgagee waives rights to a personal judgment for deficiency.

Address of Mortgaged Real Estate: 1243 East Baldwin Lane Unit 108, Palatine, Illinois 60074

Legal Description: (See Attached)

P.I.N.: 02-12-200-021-1045

NOTICE AT TIME OF CONVEYANCE That the Municipality or County may contact the below with concerns about the real property.

Wells Fargo
Property Preservation Department
Drew Hohensee
1 Home Campus
Des Moines IA 50328
codeviolations@wellsfargo.com
877-617-5274

PREMIER TITLE

Signed:

Date: Michael E. Otto

OCT 21 2014
10:00 AM '14

PREPARED BY + MAIL TO:
FREEDMAN ANSELMO LINDBERG LLC
1771 W. Diehl Rd., Ste 150
Naperville, IL 60563-4947
630-453-6960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 26122, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

UNOFFICIAL COPY

Legal Description:

PARCEL 1: UNIT 108 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780.00 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, TO JOSEPH E. TURLEY AND VIRIGINA E. TURLEY, HIS WIFE DATED JULY 22, 1977 AND RECORDED AUGUST 3, 1977 AS DOCUMENT 24041775, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office