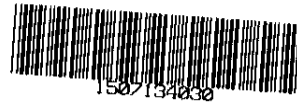


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Doc#: 1507134030 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2015 10:54 AM Pg: 1 of 5

Property of Cook County Clerk's Office

RECORDING COVER PAGE

Document: Consent Judgment of Foreclosure
PIN: 04-16-307-011-0000
Property Address: 2748 Kingston Road, Northbrook, IL 60062

Record and Return To:
The Wirbicki Law Group LLC
Attn: Foreclosure Dept.
33 W. Monroe St., Suite 1140
Chicago, IL 60603
312-360-9455
File # W11-1536

Grantee's Address and Sent Future Tax Bills To:
Bank of America, N.A.
16001 North Dallas Parkway
Addison, TX 75001
TX8-044-02-11



CCRD
BN

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"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE"

W11-1536
42463

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

National Residential Assets Corp.;
Plaintiff,

VS.

Allen Knasel; Laurie Knasel a/k/a Laurie Soler;
PNC Bank, National Association as s/i/i to National
City Bank of IN; Unknown Heirs and Legatees of
Allen Knasel, if any; Unknown Heirs and Legatees
of Laurie Knasel, if any;; Unknown Owners and
Non Record Claimants;
Defendants,

Case No. 11 CH 22976

2748 Kings on Road, Northbrook, IL 60062

Judge Allen Walker

Cal. 57

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, National Residential Assets Corp., by and through its attorneys, The Wirbicki Law Group LLC, and in support of the entry of a Consent Judgment of Foreclosure states as follows:

Plaintiff commenced this action by filing its Complaint to Foreclose Mortgage against the Defendants, Allen Knasel; Laurie Knasel a/k/a Laurie Soler; PNC Bank, National Association as s/i/i to National City Bank of IN; and UNKNOWN OWNERS AND NON RECORD CLAIMANTS. The affidavits required to make such unknown parties defendants to this action were duly filed and UNKNOWN OWNERS and NON RECORD CLAIMANTS have been duly and regularly made parties defendant to this action in the manner provided by law.

This cause now coming to be heard upon agreement of the parties for entry of a Consent Judgment of Foreclosure, and the Court being fully advised in the premises, finds and follows:



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1. That all material allegations of the Complaint are true and proven.
2. The total amount due and owing Plaintiff herein is \$681,331.63, including attorneys fees and costs of this suit as of February 6, 2015.

Principal Balance		\$495,562.81
Interest		\$109,993.73
Pre-Acceleration Late Charges		\$149.26
Real Estate Taxes	\$58,279.83	
Hazard Insurance	\$12,194.00	
MIP/PMI	\$0.00	
Escrow Advance TOTAL		\$70,473.83
Previous BK Fees/Costs		\$0.00
Property Inspections/Preservation		\$515.00
Title		\$70.00
Prior Foreclosure Fees/Costs		\$0.00
Suspense		\$0.00
Other		\$905.00
Credit		\$0.00
Attorney Fees		\$2,885.00
Attorney Costs		\$777.00
TOTAL AMOUNT DUE		\$681,331.63

3. Pursuant to the subject Mortgage, Plaintiff had a valid and subsisting first lien on the subject property in the amount stated above.

4. That pursuant to said mortgage it is provided that the attorneys for Plaintiff are entitled to reasonable attorney's fees.

5. That the sum of \$2,885.00 had been included in the above indebtedness for said attorney's fees as provided in the mortgage.

6. The attorneys fees requested are reasonable and said sum is hereby allowed.

7. That under the provisions of the mortgage the costs of this foreclosure are an additional indebtedness for which the Plaintiff should be reimbursed, and that such expenses are hereby allowed to the Plaintiff. The costs of this suit are \$777.00.

8. That the Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0528646001, and the property herein referred to is described as follows:

LOT 11 IN BLOCK 6 IN WILLOW CREEK DEVELOPMENT COMPANY'S SUBDIVISION
OF LOT 13 AND THE WEST 1/2 OF LOT 14 IN SCHOOL TRUSTEE'S SUBDIVISION OF
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALSO THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 2748 Kingston Road, Northbrook, IL 60062

TAX ID# 04-16-307-011-0000

9. That the rights and interest of all the other parties to this cause in and to the property



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hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.

10. That the mortgage sought to be foreclosed was executed after August 7, 1961.

11. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this cause.

12. That, Defendants herein, have filed with the Court their stipulation for entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title in the Plaintiff, as of this date, pursuant to 735 I.L.C.S. 5/15-1402.

NOW THEREFORE IT IS HEREBY ORDERED that absolute title to the real estate is vested in Plaintiff, free and clear of all claims, liens and interests of the mortgagors and of all persons claiming by, through or under the mortgage and of all the Defendants in this cause.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the mortgagor, Allen Knasel and Laurie Knasel a/k/a Laurie Soler, and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be and is hereby waived and released by Plaintiff.

IT IS FURTHER ORDERED

That the Plaintiff shall have possession of the mortgaged real estate on the date of entry of this Order, without further Order of Court.

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess Allen Knasel, Laurie Knasel from the mortgaged real estate commonly known as 2748 Kingston Road, Northbrook, IL 60062 without further Order of Court; and;

The Court hereby retains jurisdiction of the subject matter of this cause and of all the parties hereto, for the purpose of enforcing this Judgment and expressly finds that there is no reason for delaying the enforcement of this Judgment or an appeal therefrom.

DATED ENTERED: _____

JUDGE

Russell C. Wirbicki (6186310)
Laurence J. Goldstein (0999318)
James A. Meece (6256386)
Christopher J. Irk (6300084)
Thomas J. Cassady (6307705)
Daniel J. Gruber (6309148)
Joseph S. Davidson (6301581)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1140
Chicago, IL 60603
Phone: 312-360-9455
Fax: 312-572-7823
Atty. No. 42463
W11-1536

Associate Judge
Allen Price Walker

FEB 06 2015
Circuit Court - 2071



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I hereby certify that the document to which this
certification is affixed is a true copy.
Date **DOROTHY BROWN** FEB 25 2015
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

