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ORDER QUIETING TITLE



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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2015 10:42 AM Pg: 1 of 5

For Use by Recorder of Deeds

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

JOANN WASHINGTON and PRENTISS L. MURRY, SR.

Plaintiff,

vs.

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

Defendant.

Case No: 2015 CH 03027

Judge Thomas R. Allen
Room 2302
Cal. 10

BANA # 924896
KE # 527.049

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. Plaintiff JOANN WASHINGTON holds fee title to certain real estate located in the County of Cook, State of Illinois, commonly known as 1413 West 172nd Street, Hazel Crest IL 60429 the ("Property") which Property is legally described as follows:

LOT 3 IN BLOCK 4 IN OLIVER L. WATSON'S COTTAGE HOME ADDITION OF HAZEL CREST A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 29-29-305-024-0000

CORD REVIEWER
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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 consenting to the jurisdiction of this Court.

D. Defendant BANK OF AMERICA, N.A. is also the holder and servicer of a certain mortgage dated August 1, 2013 (the "*Current Mortgage*") granted by Plaintiffs, as mortgagors, securing a note of an even date therewith in the original principal amount of \$216,237.00. The Current Mortgage was recorded in Cook, Illinois on August 29, 2013 as Document No. 1324157339. A copy thereof was attached to the Complaint as **Exhibit 7**.

E. Plaintiffs JOANN WASHINGTON and PRENTISS L. MURRY, SR were the mortgagors of a certain mortgage on the Property dated June 25, 2007 executed by them in favor of Perfect Mortgage, ("*Original Mortgage*"). The mortgage (hereafter referred to as the "*Original Mortgage*") secured a promissory note of even date in the original principal amount of \$225,150.00 by Plaintiffs as Mortgagors, in favor of Original Mortgagee, as lender. A copy of the Original Mortgage was recorded in Cook County, Illinois on July 18, 2007 as Document No. 0719916011 and a copy was attached to the Complaint as **Exhibit 3**.

F. On or about the date the Original Mortgage was originated, it was assigned by the Original Mortgagee to Countrywide Bank FSB. An Allonge and assignment of the Original Mortgage was to Countrywide were attached to the Complaint as **Exhibits 5 and 6**. The Assignment was never recorded or spread of record.

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G. On or about April 4, 2009, Countrywide Bank merged into and became part of BANK OF AMERICA, N.A. By reason of its acquisition of Countrywide Bank and various subsidiaries of Countrywide, BANK OF AMERICA, N.A. succeeded to the interests of Countywide Bank in the Original Mortgage.

H. BANK OF AMERICA, N.A., as servicer of the Original Mortgage, received full payment thereof on or about August 9, 2013 as a result of the funding of the Current Mortgage. BANK OF AMERICA, N.A. has acknowledged, in writing, that the Original Mortgage has been paid in full.

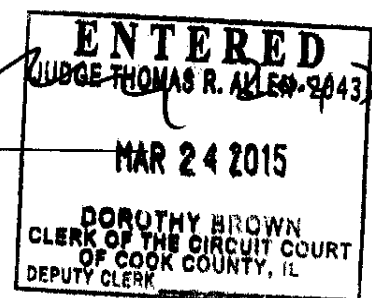
IT IS ORDERED, ADJUDGED AND DECREED:

1. The rights and interest of BANK OF AMERICA, N.A. and its predecessors in interest to and under the Original Mortgage dated as of June 25, 2007 and recorded in the office of the Cook County Recorder of Deeds on July 18, 2007 as Document No. 0719916011 and the lien of said Mortgage on and over the Property described in Paragraph A above is hereby released and forever discharged.
2. This order does not impair or in any manner diminish the interest of Defendant BANK OF AMERICA, N.A. in the Property by reason of the Current Mortgage as defined above.
3. BANK OF AMERICA, N.A. shall execute and record its Release of the Original Mortgage.
4. This a final order effective upon its being entered on the docket this 24th day of

March, 2015.

ENTERED

Judge



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

Date **DOROTHY BROWN** MAR 24 2015

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



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 OF COOK COUNTY
 CHICAGO, ILLINOIS
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Judge

Lawrence Karlin
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AGREED AND CONSENTED TO:

BANK OF AMERICA, NATIONAL
ASSOCIATION

By: Ana Bonds
Ana Bonds, Assistant Vice President
TITLE

DATED: February 24, 2015

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