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Karen A. Yarbrough
Cook County Recorder of Deeds
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(FOR RECORDER'S USE ONLY)

CONSENT JUDGMENT OF FORECLOSURE

Property Address: 2838 North Albany, Chicago, Illinois 60618

P.I.N. 113-25-130-021-0000

CCRD REVIEWER

A handwritten signature in black ink, appearing to be 'R' or 'K', written over a horizontal line.

UNOFFICIAL COPYIN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

BCL-CAPITAL FUNDING, LLC,

Plaintiff,

v.

MICHAEL E. HOBBS, JR.,
FIRSTMERIT BANK, N.A., OLD NATIONAL
BANK, N.A., CITY OF CHICAGO,
BONNIE N. WILEY, UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,

Defendants.

No. 12 CH 27641

Property Address
2838 North Albany
Chicago, Illinois 60618**CONSENT JUDGMENT OF FORECLOSURE**

This matter coming to be heard pursuant to stipulation by and between the Plaintiff, BCL Capital Funding LLC ("BCL"), and the Defendant, Michael E. Hobbs, Jr. ("Defendant Hobbs," and collectively the "Parties"), and Joint Motion for Consent Foreclosure filed by Plaintiff BCL and Defendant Hobbs (the "Joint Motion"), the Parties having stipulated and agreed to entry of consent foreclosure pursuant to 735 ILCS 5/15-1402 (the "Stipulation," attached hereto as Exhibit A), and the Court having considered the Joint Motion and Stipulation together with all other pleadings and orders of record in this action as well as all matters of public record regarding the Property (as defined below) on file with the Cook County Recorder of Deeds, and the Court being otherwise fully advised in the premises;

THE COURT HEREBY FINDS, ADJUDGES AND DECREES AS FOLLOWS:

1. The Court has previously reviewed the Objection to the Joint Motion filed by Defendant FirstMerit Bank, N.A. (the "FirstMerit Objection") and Reply of Plaintiff BCL in support of the Joint Motion, and heard arguments by counsel for Defendant FirstMerit and

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Plaintiff BCL on the Joint Motion and redemption amount to be determined by the Court, and the Court has overruled the FirstMerit Objection to the Joint Motion and Defendant FirstMerit's arguments regarding the redemption amount and orders that the redemption amount is \$675,473.11. Defendant FirstMerit not having shown good cause and not having agreed to pay the amount required to redeem, the Court enters this Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402(b)(2).

2. The Stipulation attached hereto as Exhibit A and expressly incorporated herein by this reference, was executed by Defendant Hobbs, Jr. as the "Defendant" as defined in the Stipulation. The Stipulation also was executed by Plaintiff BCL.

3. Plaintiff BCL is the successor in interest by assignment to all rights and interests of Fifth Third Bank and Trust Company by and through among other things that certain Assignment of Mortgage between those parties dated April 26, 2013 and recorded with the Cook County Recorder of Deed on May 2, 2013 as Document No. 1312245070. The Mortgage to be foreclosed in this matter is dated June 2, 2000, and was recorded with the Cook County Recorder of Deeds as document number 00439746, and together with a modification of mortgage dated June 5, 2003 that was recorded with the Cook County Recorder of Deeds as document number 0324744056 is referred to herein as the "Mortgage."

4. A true and correct copy of the Mortgage to be foreclosed through this Order pursuant to 735 ILCS 5/15-1402 is attached to the Complaint filed in this action and the Mortgage constitutes a due and valid lien on the property commonly known as 2838 N. Albany in Chicago, Illinois, and legally described in the Complaint as follows (and hereinafter referred to as the "Property"):

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THE SOUTH 16 FEET OF LOT 8 AND ALL OF LOT 9 IN MEYER AND SMITH'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-25-130-021

Commonly known as:

2638 N. Albany, Chicago IL 60618

5. Defendant Hobbs hereby stipulates, consents, and agrees to entry of this Consent Judgment of Foreclosure and to the vesting immediately and irrevocably of absolute title to the subject Property in Plaintiff BCL, the mortgagee under the Mortgage sought to be foreclosed in this action, free and clear of all claims, liens and interests of Defendant Hobbs, including all rights of reinstatement and redemption, and all rights of all other parties in this foreclosure whose interests are subordinate to Plaintiff BCL, including without limitation Defendant FirstMerit, pursuant to 735 ILCS 5/15-1402. The subject Property was not residential property at the time the Mortgage was executed and Defendant Hobbs acknowledges, stipulates and agrees that the Mortgage attached to the pending Complaint waived all rights to reinstatement and redemption.

6. Pursuant to 735 ILCS 5/15-1402(c), Plaintiff BCL agrees that it will and does waive any right to a personal deficiency judgment against Defendant Hobbs and all other persons liable for the indebtedness or other obligations secured by the Mortgage.

7. Each of the defendants named in this action other than Defendant Hobbs has been duly and lawfully served and otherwise lawfully made a party to this action and the interests (if any) in the Property of all such defendants including without limitation Defendant FirstMerit, have been fully adjudicated, resolved or disposed of as reflected in the pleadings and orders in

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the record of this action.

8. The Court finds that all notices required to be given have duly and properly been given and due and proper notice of the presentation of and hearing on the Joint Motion and also this Consent Judgment of Foreclosure have been given to all parties entitled thereto and to each of the defendants, as required by law, and this Court has acquired and has jurisdiction of all the parties to this cause and the subject matter the hereof.

9. Upon entry of this Consent Judgment of Foreclosure, in accordance with 735 ILCS 5/15-1402, absolute title to the Property as described above shall immediately vest in the Plaintiff BCL, free and clear of all claims, liens and interest of any of the defendants in this action, including all rights of reinstatement and redemption, and further each of the defendants in this action and all persons claiming by, through or under them, or any of them since the commencement of this suit are forever barred and foreclosed of any right, title, interest, claim, lien or right to reinstate or redeem in and to the Property.

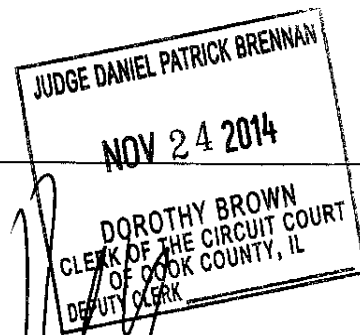
10. Upon entry of this Consent Judgment of Foreclosure, the mortgage indebtedness described herein is satisfied in full and that Plaintiff BCL, its successors and/or assigns are barred from obtaining a deficiency judgment against all defendants named herein; and, upon entry of this Consent Judgment of Foreclosure, Plaintiff BCL shall be and is entitled to immediate possession of the Property described herein and that any of the parties to this action or persons claiming by, through or under them who shall have possession of the Property shall immediately surrender possession of the Property to Plaintiff BCL.

11. This Court shall and does hereby retain jurisdiction to enforce this Consent Judgment of Foreclosure.

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ENTERED:

Dated: _____, 2014

_____
Judge

Stewart T. Kusper
Paul C. Mallon, Jr.
Kusper Law Group, Ltd.
20 North Clark Street, Suite 3000
Chicago, Illinois 60602
(312) 204-7938
Atty. No. 49230

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Stipulation for Consent Foreclosure

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

BCL-CAPITAL FUNDING LLC

Plaintiff,

vs.

NO. 12 CH 27641

MICHAEL E. HOBBS, JR.,
FIRST MENT BANK, N.A., OLD NATIONAL
BANK, N.A., THE CITY OF CHICAGO
BONNIE N. WILEY, UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS
Defendants.

STIPULATION FOR CONSENT FORECLOSURE

Plaintiff, BCL-Capital Funding LLC by and through its attorneys, LEVENFELD PEARLSTEIN, LLC and the Defendant, MICHAEL E. HOBBS, JR. each stipulate and agree as follows:

1. The Defendant who has heretofore been served and appeared herein, hereby stipulates and consents to the jurisdiction of this Court and for entry of all orders in connection with a consent foreclosure judgment.
2. Plaintiff-mortgagee, BCL-Capital Funding LLC, hereby offers to waive any and all rights to a personal judgment for deficiency against the Defendant and against all other persons liable for the indebtedness or other obligations secured by the mortgage in the event a consent foreclosure judgment is ordered in this action.
3. Notice of the Plaintiff's offer has been served in accordance with Supreme Court Rule 105 by motion on all non-consenting party defendants.
4. Defendant expressly consents to the entry of a judgment for a consent foreclosure as provided by Section 15-1402 of the Illinois Code of Civil Procedure. The judgment shall vest absolute title to the mortgaged property in the Plaintiff-mortgagee free and clear of all claims, liens, and interest of the Defendant, including all rights of reinstatement and redemption, and free and clear of all rights of all

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other persons made parties to this action whose interests are subordinate to that of the Plaintiff and all Unknown Owners and Nonrecord Claimants who have been properly notified as provided by statute.

5. The parties agree that a judgment for a Consent Foreclosure may be entered by the Court without further notice or hearing.

Dated: _____

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SIGNATURE PAGE TO FOLLOW

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BCL CAPITAL FUNDING LLC

By:

One of its Attorneys

Approved:

Michael E. Hobbs, Jr.

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