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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2015 09:10 AM Pg: 1 of 4

Property of Cook County Clerk's Office

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

JAMES B. NUTTER & COMPANY)

PLAINTIFF) NO. 14 CH 13591

) 115 JAMES COURT
) GLENVIEW, IL 60025

VS

) JUDGE
) Judge Anna M. Loftus

DISCOVER BANK; CITIBANK, N.A. S/B/M TO)
CITIBANK (SOUTH DAKOTA), N.A.; MIDLAND)
FUNDING LLC; UNKNOWN HEIRS AND LEGATEES)
OF BRANKA B. RATARAC, IF ANY; DOROTHY)
RATARAC; ALEX RATARAC; UNKNOWN OWNERS)
AND NON RECORD CLAIMANTS ; DOROTHY)
RATARAC, INDEPENDENT REPRESENTATIVE OF)
THE ESTATE OF BRANKA B. RATARAC,)
DECEASED;)

DEFENDANTS)

CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/ 15-1402

THIS CAUSE coming on to be heard on 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

*Dorothy Ratarac, Independent Representative
of the Estate of Branka B. Ratarac,*

CCRD REVIEWER *[Signature]*

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finding as follows:

1. That the mortgagor Defendants have expressly consented to the entry of this Consent 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 115 JAMES COURT; GLENVIEW, IL 60025 to JAMES B. NUTTER & COMPANY 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 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 notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
6. That no party has objected to the entry of this Consent Judgment of Foreclosure.
7. 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.
8. That the parties have agreed that the Defendant, who is in possession of the subject Property, shall immediately tender possession of the property.

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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 JAMES B. NUTTER & COMPANY

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 115 JAMES COURT; GLENVIEW, IL 60025 is hereby vested in the name of JAMES B. NUTTER & COMPANY as grantee to the property legally described as follows:

LOT 287 IN EUGENIA UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 115 JAMES COURT

GLENVIEW, IL 60025

Tax ID# 09-12-313-001-0000

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 JAMES B. NUTTER & COMPANY

Dated: _____ **Judge Anna M. Loftus**

Entered: _____ **JUN 04 2015**
Circuit Court - 2102
JUDGE

PIERCE & ASSOCIATES, Attorneys for Plaintiff, Thirteenth Floor, 1 North Dearborn, Chicago, Illinois, Tel. (312) 346-9088, Fax (312) 346-1557, PA1403421

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

DOROTHY BROWN JUN 08 2015

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

