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Karen A. Yarbrough
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

BYLINE BANK f/k/a NORTH COMMUNITY)
BANK successor by merger with ARCHER)
BANK, successor by merger with Allegiance)
Community Bank,)
Plaintiff,)

vs.)

SALAMAT SHEIKH; ISABELITA SHEIKH;)
MARQUETTE BANK; UNKNOWN OWNERS)
and NONRECORD CLAIMANTS,)
Defendants.)

No. 13 CH 01779

Calendar: 60

Judge: Michael T. Mullen

Address: 4838 S. Michigan Ave.,
Chicago, Illinois 60615

CONSENT JUDGMENT OF FORECLOSURE

Plaintiff, BYLINE BANK, by and through its attorneys Latimer LeVay Fyock LLC, and in support of the entry of a Consent Judgment of Foreclosure on the Complaint states as follows:

Plaintiff commenced this action by filing its two count Complaint to Foreclose Mortgage against the Defendants, SALAMAT SHEIKH; ISABELITA SHEIKH, MARQUETTE BANK; UNKNOWN OWNERS and NONRECORD 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 on the Complaint, and the Court being fully advised in the premises, finds as follows:

1. That all the material allegations of the Complaint are true and proven.
2. The principal amount due and owing Plaintiff herein under Count I of the Complaint

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is \$530,450.95 and \$66,678.37 under Count II of the Complaint.

3. The amount due and owing Plaintiff herein under Count I of the Complaint is \$617,959.49 as of April 30, 2015.

4. The amount due and owing Plaintiff herein under Count II of the Complaint is \$91,104.87 as of April 30, 2015.

5. Pursuant to the subject Mortgages referenced in Counts I of the Complaint, Plaintiff has a valid and subsisting first lien on the subject property in the amount stated above.

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

7. That the sum of \$3,393.00 for attorney's fees, through April 28, 2015, as provided in the mortgages is included herein.

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

9. 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 \$1,809.00.

10. That the Mortgage described in Count I of the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0821205234, the Mortgage described in Count II of the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 103093110 and the property herein referred to is described as follows:

THE SOUTH 25.00 FEET OF LOT 8 (EXCEPT THE EAST 17.00 FEET THEREOF TAKEN FOR STREET) IN BLOCK 5 IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(S) 20-10-107-021-0000

Commonly known as 4838 S. Michigan Avenue, Chicago, Illinois 60615

11. That the rights and interest of all the other parties to this cause in and to the property hereinbefore described are inferior to the lien of the Plaintiff heretofore mentioned.

12. That the mortgages sought to be foreclosed in the Complaint were executed after August 7, 1961.

13. That Plaintiff specifically waives its right to seek any personal deficiency against

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Defendants in this cause.

14. That, Defendants herein, have filed with the Court their stipulation for the entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title and possession 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 **WFO REO 2014-02, LLC**, Plaintiff's Assignee, free and clear of all claims, liens and interests of the borrowers and of all persons claiming by, through or under the borrowers and of all the Defendants in this cause.

That **WFO REO 2014-02, LLC**, Plaintiff's Assignee shall have possession of the premises immediately after the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-178.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED AND ADJUDGED that any in personam deficiency against the borrowers SALAMAT SHEIKH and ISABELITA SHEIKH and any other person liable for the indebtedness or other obligations secured by the mortgage being foreclosed in Count I of the Complaint, if any, be and is hereby waived and released by Plaintiff.

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

DATE:

ENTERED:

JUDGE

Judge Michael T. Mullen

JUL 16 2015

Circuit Court-2084

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