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Doc#: 1529216039 Fee: \$56.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2015 12:57 PM Pg: 1 of 10

Line above is for recording purposes.

Calendar Number 63

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

Bayview Loan Servicing, LLC, a Delaware Limited
Liability Company

PLAINTIFF

Vs.

Stefanie Burby; Linda Abercrombie; Ronnie C.
Abercrombie; Tiffany J. Abercrombie; Victoria Place
Homeowners Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 13 CH 021228

69 S. Orchard Drive
Park Forest, IL 60466

AMENDED CONSENT JUDGMENT FOR FORECLOSURE

**(Amended to Correct Vesting Information Contained in Previously Recorded Consent
Judgment for Foreclosure Recorded as Document Number 1522944040 and Recorded with
the Cook County Recorder of Deeds on August 17, 2015)**

THIS CAUSE having been duly heard by this Court upon the record herein on the merits of the Complaint for Foreclosure filed by the Plaintiff and on Plaintiff's Motion for entry of Consent Judgment for Foreclosure (hereinafter referred to as Judgment), and Defendants-Mortgagors consenting, the Court **FINDS**:

(1) **JURISDICTION**: The Court has jurisdiction over the parties hereto and the subject matter hereof.

(2) **PROPERTY FORECLOSED UPON**: The Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder and/or Registrar for Cook County, Illinois, as Document No. 0802940031 modified with 1109815046, and the property herein referred to is described as follows:

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THAT PART OF LOTS 9, 10, AND 11, IN PLAT OF RESUBDIVISION OF LOTS 1 THROUGH 3, 9 THROUGH 65, AND 68 THROUGH 71 IN VICTORIA PLACE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF PARK FOREST, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1999 AS DOCUMENT NUMBER 99433658, AFORESAID RESUBDIVISION RECORDED JULY 5, 2006, AS DOCUMENT NUMBER 0618631039, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 10; THENCE NORTH 61 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 49.91 FEET; THENCE NORTH 28 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE OF 2.69 FEET; THENCE NORTH 61 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 20.48 FEET; THENCE NORTH 28 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE 0.65 FEET; THENCE NORTH 61 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 19.60 FEET TO A POINT ALONG THE ARC OF A CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 668.28 FEET, A DISTANCE OF 37.02 FEET AND WHOSE CHORD LENGTH OF 37.02 FEET BEARS SOUTH 30 DEGREES 42 MINUTES 05 SECONDS EAST; THENCE SOUTH 51 DEGREES 01 MINUTES 27 SECONDS WEST A DISTANCE OF 34.99 FEET; THENCE NORTH 83 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 8.82 FEET; THENCE NORTH 28 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE OF 8.37 FEET; THENCE SOUTH 61 DEGREES 01 MINUTES 09 SECONDS WEST A DISTANCE OF 26.42 FEET; THENCE SOUTH 28 DEGREES 58 MINUTES 51 SECONDS EAST A DISTANCE OF 9.61 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 21.87 FEET TO A POINT ALONG THE ARC OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 758.28 FEET, A DISTANCE OF 37.15 FEET AND WHOSE CHORD LENGTH OF 37.15 FEET BEARS NORTH 30 DEGREES 45 MINUTES 15 SECONDS WEST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 69 S. Orchard Drive
Park Forest, IL 60466

TAX PARCEL NUMBER: 31-36-208-058
(31-36-208-009/010/011
31-36-208-034/035/036
underlying)

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(3) **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum \$241,548.00 modified to \$287,043.18 which has been duly accelerated pursuant to the terms of said Note and executed by:

Stefanie Burby
Linda Abercrombie

(4) **EXHIBITS:** That true and correct copies of the original mortgage and the original note are attached to the Complaint filed herein.

(5) **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of Court.

(a) The subject real estate is Condo/Townhouse as defined in 735 ILCS 5/15-1219.

(b) The Court has obtained jurisdiction over the owners of the right of redemption as set forth in The Attorney's Certificate of Service and Defaulted Parties.

(c) That the Mortgagor(s) have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c).

(d) That in consideration of entry of this Judgment by Consent, the plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor(s), and against all other persons liable for the indebtedness or other obligations secured by the mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).

(e) That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

(6) Based upon the pleadings, proofs and admission(s), Plaintiff has standing capacity and authority to maintain this cause.

(7) The pleadings and proofs presented in the cause are sufficient to support the entry of this judgment.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

(1) **JUDGMENT:** A Consent Judgment for Foreclosure be entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402.

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- (2) **VESTING TITLE:** Title to the real estate described herein is vested absolutely in Bayview Loan Servicing, LLC and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in Bayview Loan Servicing, LLC. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois.
- (3) **TERMINATION OF SUBORDINATE INTERESTS:** The Court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this consent judgment having been filed of record, then the defendants 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 redeem in and to the mortgaged real estate.
- (a) This Judgment and all orders entered pursuant to said judgment are valid as stated above. The inadvertent failure to name a subordinate record claimant will not invalidate this judgment. Plaintiff may take title and file a subsequent action to determine the redemptive rights of such a party. Should such a claimant not exercise its redemptive rights within the stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property.
- (4) **POSSESSION:** The plaintiff or his or her legal representative or assigns be let into possession of said premises immediately upon entry of this order, and that any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall surrender possession of said premises.
- (5) **JURISDICTION:** The Court retains jurisdiction over the parties and subject matter of this cause for the purpose of enforcing this Judgment or vacating said Judgment.
- (6) **APPEALABILITY:** This is a final and appealable order and there is no just cause for delaying the enforcement of this judgment or appeal therefrom.
- (7) The Sheriff of Cook County is hereby directed to evict Stefanie Burby; Linda Abercrombie; Ronnie C. Abercrombie; Tiffany J. Abercrombie; Victoria Place Homeowners Association from the premises commonly known as 69 S. Orchard Drive, Park Forest, IL 60466 without further delay and without further order of the court immediately upon entry of this order.
- (8) **IT IS FURTHER ORDERED** that the Consent Judgment to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judgment issued hereunder without affixing any transfer stamps. 735 ILCS 5/9-117 is not applicable to this Judgment. This is a final and appealable Judgment with no just cause for further delay.

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Doc#: 1522944040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2015 12:42 PM Pg: 1 of 5

Line above is for recording purposes.

Calendar Number 63

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COUNTY DEPARTMENT - CHANCERY DIVISION**

Bayview Loan Servicing, LLC, a Delaware Limited
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PLAINTIFF

Vs.

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DEFENDANTS

No. 13 CH 021228

69 S. Orchard Drive
Park Forest, IL 60466

CONSENT JUDGMENT FOR FORECLOSURE

THIS CAUSE having been duly heard by this Court upon the record herein on the merits of the Complaint for Foreclosure filed by the Plaintiff and on Plaintiff's Motion for entry of Consent Judgment for Foreclosure (hereinafter referred to as Judgment), and Defendants-Mortgagors consenting, the Court **FINDS:**

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EXEMPTION APPROVED

Shaila C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

RECEIVED AUG 11 2015

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THAT PART OF LOTS 9, 10, AND 11, IN PLAT OF RESUBDIVISION OF LOTS 1 THROUGH 3, 9 THROUGH 65, AND 68 THROUGH 71 IN VICTORIA PLACE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF PARK FOREST, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1999 AS DOCUMENT NUMBER 99433658, AFORESAID RESUBDIVISION RECORDED JULY 5, 2006, AS DOCUMENT NUMBER 0618631039, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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COMMONLY KNOWN AS: 69 S. Orchard Drive
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(5) **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of Court.

(a) The subject real estate is Condo/Townhouse as defined in 735 ILCS 5/15-1219.

(b) The Court has obtained jurisdiction over the owners of the right of redemption as set forth in The Attorney's Certificate of Service and Defaulted Parties.

(c) That the Mortgagor(s) have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c).

(d) That in consideration of entry of this Judgment by Consent, the plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor(s), and against all other persons liable for the indebtedness or other obligations secured by the mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).

(e) That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

(6) Based upon the pleadings, proofs and admission(s), Plaintiff has standing, capacity and authority to maintain this cause.

(7) The pleadings and proofs presented in the cause are sufficient to support the entry of this judgment.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

(1) **JUDGMENT:** A Consent Judgment for Foreclosure be entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402.

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(2) **VESTING TITLE:** Title to the real estate described herein is vested absolutely in JPMorgan Chase Bank, National Association and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in JPMorgan Chase Bank, National Association. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois.

(3) **TERMINATION OF SUBORDINATE INTERESTS:** The Court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this consent judgment having been filed of record, then the defendants 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 redeem in and to the mortgaged real estate.

(a) This judgment and all orders entered pursuant to said judgment are valid as stated above. The inadvertent failure to name a subordinate record claimant will not invalidate this judgment. Plaintiff may take title and file a subsequent action to determine the redemptive rights of such a party. Should such a claimant not exercise its redemptive rights within the stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property.

(4) **POSSESSION:** The plaintiff or his or her legal representative or assigns be let into possession of said premises immediately upon entry of this order, and that any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall surrender possession of said premises.

(5) **JURISDICTION:** The Court retains jurisdiction over the parties and subject matter of this cause for the purpose of enforcing this Judgment or vacating said Judgment.

(6) **APPEALABILITY:** This is a final and appealable order and there is no just cause for delaying the enforcement of this judgment or appeal therefrom.

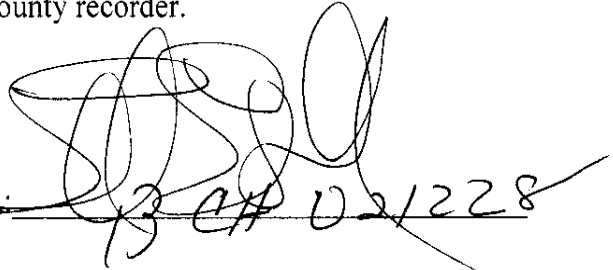
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(8) **IT IS FURTHER ORDERED** that the Consent Judgment to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judgment issued hereunder without affixing any transfer stamps.

735 ILCS 5/9-117 is not applicable to this Judgment. This is a final and appealable Judgment with no just cause for further delay.

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(9) This order may be recorded with the appropriate county recorder.

ENTER:  3 CH 02/228

DATED: _____

Notice pursuant to 735 ILCS 5/15-1509.5

Grantee: JPMorgan Chase Bank, National Association

Contact:

Michael F. Chiappetta
 Corporate Trust Services
 U.S. Bank
 MK-IL-SL7
 Chicago Office
 190 South LaSalle Street
 Chicago, IL 60603
 (312) 332-7561

ENTERED
 JUN 16 2015
 Judge Loreta Eadie Daniels #1813

Prepared by and Mail to After Recording:

Codilis & Associates, P.C.
 Attorneys for Plaintiff
 15W030 North Frontage Road, Suite 100
 Burr Ridge, IL 60527
 (630) 794-5300
 Cook #21762
 14-13-20034

Property of Cook County Clerk's Office