

# UNOFFICIAL COPY



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Doc#: 1622344034 Fee: \$42.00  
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Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2016 11:45 AM Pg: 1 of 3

Property of Cook County Clerk's Office

## RECORDING COVER PAGE

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Document: Consent Judgment of Foreclosure  
PIN: 31-35-208-018-0000  
Property Address: 314 Blackhawk Drive, Park Forest, IL 60466

**Record and Return To:**  
The Wirbicki Law Group LLC  
Attn: Foreclosure Dept.  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
312-360-9455  
File # WA16-0034



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CCRD REVIEW *[Signature]*

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"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"

WA16-0034  
42463

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

Deutsche Bank National Trust Company, as Indenture  
Trustee for Argent Mortgage Loan Trust 2005-W1,  
Asset-Backed Notes Series 2005-W1;  
Plaintiff,

Case No. 16 CH 00720

314 Blackhawk Drive, Park Forest, IL 60466

VS.

Judge William Sullivan

Julie Taylor; Banco Popular North America; The Julie  
Taylor Revocable Living Trust Dated July 24, 2010;  
Unknown Heirs and Legatees of Julie Taylor, if any;  
Unknown Owners and Non Record Claimants;  
Defendants,

Cal. 60

**CONSENT JUDGMENT OF FORECLOSURE**

Plaintiff, Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes Series 2005-W1, by and through its attorneys, The Wirbicki Law Group LLC, and in support of the entry of a Consent Judgment of Foreclosure states as follows:

Plaintiff commenced this action by filing its Complaint to Foreclose Mortgage against the Defendants, Julie Taylor; Banco Popular North America; The Julie Taylor Revocable Living Trust Dated July 24, 2010; and UNKNOWN OWNERS AND NON RECORD 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, and the Court being fully advised in the premises, finds and follows:

1. That all material allegations of the Complaint are true and proven.
2. Pursuant to the subject Mortgage, Plaintiff had a valid and subsisting first lien on the subject property in the amount stated above.
3. That the Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0507526208, and the property herein referred to is described as follows:

LOT 34 IN BLOCK 90 IN THE VILLAGE OF PARK FOREST, AREA NUMBER 4 BEING A SUBDIVISION OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1951 AS DOCUMENT 15107640 IN COOK COUNTY, ILLINOIS.

Commonly Known as: 314 Blackhawk Drive, Park Forest, IL 60466

TAX ID# 31-35-208-018-0000

4. 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.
5. That the mortgage sought to be foreclosed was executed after August 7, 1961.
6. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this



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cause.

7. That, Defendants herein, have filed with the Court their stipulation for entry of a Consent Judgment of Foreclosure without right of redemption and vesting absolute title 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 Plaintiff, free and clear of all claims, liens and interests of the mortgagors and of all persons claiming by, through or under the mortgage and of all the Defendants in this cause.

**IT IS FURTHER ORDERED AND ADJUDGED** that any in personam deficiency against the mortgagor, Julie Taylor, and any other person liable for the indebtedness or other obligations secured by the mortgage, if any, be and is hereby waived and released by Plaintiff.

**IT IS FURTHER ORDERED**

That the Plaintiff shall have possession of the mortgaged real estate as of a date 30 days after entry of this Order, without further Order of Court.

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess Julie Taylor from the mortgaged real estate commonly known as 314 Blackhawk Drive, Park Forest, IL 60466 without further Order of Court; and;

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

DATED ENTERED: \_\_\_\_\_

Judge William B. Sullivan

JUDGE

AUG 08 2016

Circuit Court - 2142

Russell C. Wirbicki (6186310)  
 Laurence J. Goldstein (0999318)  
 Christopher J. Irk (6300084)  
 Thomas J. Cassady (6307705)  
 Daniel J. Gruber (6309148)  
 Cory J. Harris (6319221)  
 David A. Drescher (6301378)  
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The Wirbicki Law Group LLC  
 Attorney for Plaintiff  
 33 W. Monroe St., Suite 1140  
 Chicago, IL 60603  
 Phone: 312-360-9455  
 Fax: 312-360-9461  
 Atty. No. 42463  
 WA16-0034

Address of Grantee/

Mail tax bills to:

Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust  
 2005-W1, Asset-Backed Notes Series 2005-W1  
 1661 Worthington Road  
 Suite 100  
 West Palm Beach, FL 33409

Contact information:

Sharon Robinson  
 Ocwen Loan Servicing, LLC  
 PO Box 785061  
 Orlando, FL 32878-5061  
 800-390-4656

This document prepared by and please record and return to:

Russ Wirbicki, The Wirbicki Law Group, LLC, 33 W. Monroe St., Suite 1140, Chicago, IL 60603



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