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Doc#: 1623222101 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2016 01:42 PM Pg: 1 of 5

Line above is for recording purposes.

Calendar Number 60

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

Christiana Trust, a division of Wilmington Savings Fund
Society FSB, not in its individual capacity, but solely as
indenture trustee for PMT NPL Financing 2014-1
PLAINTIFF

Vs.

Bogdan Ciesla; Elizabeth V. Ciesla; JPMorgan Chase
Bank, NA, as purchaser of the loans and other assets of
Washington Mutual Bank, F/K/A Washington Mutual
Bank, FA from the FDIC, acting as receiver for the
Savings Bank and pursuant to the Federal Deposit
Insurance Act

DEFENDANTS

No. 10 CH 026736

2047 W. Churchill Street
Chicago, IL 60647

Box 70

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**:

- (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. 0727841014, and the property herein referred to is described as follows:

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LOT 6 AND THE SOUTH 52 FEET OF THE NORTH 100 FEET OF THE 16 FOOT NORTH/SOUTH PUBLIC ALLEY LYING WEST AND ADJOINING SAID LOT 6 AND THE WEST 3.67 FEET OF LOT 7 (EXCEPT THE SOUTH 20 FEET OF SAID LOTS), IN BLOCK 19 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2047 W. Churchill Street
Chicago, IL 60647

TAX PARCEL NUMBER: New: 14-31-323-090
(Old: 14-31-323-005
2011 and prior)

(3) **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum \$1,000,000.00 which has been duly accelerated pursuant to the terms of said Note and executed by:

Bogdan Ciesla
Elizabeth V. Ciesla

(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 Single Family Home 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).

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- (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.
- (2) **VESTING TITLE:** Title to the real estate described herein is vested absolutely in PMT NPL FINANCING 2014-1 and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in PMT NPL FINANCING 2014-1. 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 supplemental motion to determine the redemptive rights of such a party or vacate this consent judgment. Should such a claimant not exercise its redemptive rights within any 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 on or before 7/30/2016, 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. Any defendant presently in possession of the subject property is hereby ordered to vacate said premises on or before 7/30/2016.
- (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.

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(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. The court further retains jurisdiction over the parties and subject matter of this cause for the purpose of vacating this judgement should a lien be recorded by the U.S.A prior to the entry of this consent judgment attaching or relating to the subject property and/or should a subordinate lien not otherwise subject to the applicable lis pendens be recorded prior to the entry of this consent judgment relating or attaching to the subject property

(7) The Sheriff of Cook County is hereby directed to evict Bogdan Ciesla; Elizabeth V. Ciesla; JPMorgan Chase Bank, NA, as purchaser of the loans and other assets of Washington Mutual Bank, F/K/A Washington Mutual Bank, FA from the FDIC, acting as receiver for the Savings Bank and pursuant to the Federal Deposit Insurance Act from the premises commonly known as 2047 W. Churchill Street, Chicago, IL 60647 without further delay and without further order of the court after 7/30/2016.

(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.

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

ENTER: _____



Judge William B. Sullivan

DATED: _____

JUL 27 2016

Circuit Court - 2142

GRANTEE IS THE HOLDER OF A MORTGAGE OF AN ASSIGNEE PURSUANT TO A MORTGAGE FORECLOSURE PROCEEDING. THIS DEED IS EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45 (L)

Notice pursuant to 735 ILCS 5/15-1509.5

UNOFFICIAL COPY**Grantee:** PMT NPL FINANCING 2014-1**Contact:**

Kelly McFarland
6101 Condor Drive, Suite 200
Moorpark, CA 93021
818-746-2050

REAL ESTATE TRANSFER TAX

15-Aug-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-323-090-0000 | 20160801644835 | 1-245-557-568

* Total does not include any applicable penalty or interest due.

Prepared by and Mail to After Recording:

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-10-18957

NOTE: This law firm is a debt collector.**REAL ESTATE TRANSFER TAX**

19-Aug-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-31-323-090-0000

20160801644835 | 1-463-978-816