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1700919246

Doc# 1700919246 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 01:05 PM PG: 1 OF 5

Line above is for recording purposes.

Calendar Number 62

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

JPMorgan Chase Bank, N.A.

PLAINTIFF

Vs.

Michael W. Rizzo; Suzanne L. Rizzo; The Private
Residences at Ontario Place Condominium Association;
DEFENDANTS

No. 15 CH 015062

10 E. Ontario Street Unit #1912
Chicago, IL 60611

CONSENT JUDGMENT FOR FORECLOSURE AND DEED TRANSFER

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. 0731806102, and the property herein referred to is described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK,
STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT(S) 1912 AND P-N830 IN THE PRIVATE RESIDENCES AT ONTARIO
PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING

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DESCRIBED REAL ESTATE: PART OF ASSESSORS DIVISION OF BLOCK 36 IN KINZIES ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0530118066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0530118065.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS DOCUMENT NUMBER 0530118065.

COMMONLY KNOWN AS: 10 E. Ontario Street Unit #1912
Chicago, IL 60611

TAX PARCEL NUMBER: 17-10-111-014-1324
17-10-111-014-1557

(3) **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum \$292,000.00 which has been duly accelerated pursuant to the terms of said Note and executed by:

Michael W. Rizzo

(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 Residential 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.

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(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.

(2) **VESTING TITLE:** Title to the real estate described herein is vested absolutely in JPMorgan Chase Bank N.A. and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in JPMorgan Chase Bank N.A. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois. Given vesting pursuant to statute, this document shall be deemed and treated as a deed transfer for the purposes of recording.

(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.

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(4) **POSSESSION:** The plaintiff or his or her legal representative or assigns be let into possession of said premises on or before 12/13/2016, 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 12/13/2016.

(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.

(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 Michael W. Rizzo; Suzanne L. Rizzo; The Private Residences at Ontario Place Condominium Association from the premises commonly known as 10 E. Ontario Street Unit #1912, Chicago, IL 60611 without further delay and without further order of the court after 12/13/2016.

(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: _____

DATED: _____

Judge Daniel Patrick Brennan
DEC 13 2016

Circuit Court 1932

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)

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Notice pursuant to 735 ILCS 5/15-1509.5

Grantee: JPMorgan Chase Bank N.A.


Contact:

Stephen Orr/Jack Evans
825 TechCenter Drive, Floor 02
Gahanna, OH 43230
(614) 759-5450/5853



Prepared by and Mail to After Recording:

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Cook #21762
14-15-16038

NOTE: This law firm is a debt collector.

REAL ESTATE TRANSFER TAX		26-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-111-014-1324 | 20161201696038 | 1-061-058-752
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-111-014-1324 | 20161201696038 | 2-032-682-176

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