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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2017 04:29 PM PG: 1 OF 4

Property of Cook County Clerk's Office

## RECORDING COVER PAGE

Document: Consent Judgment of Foreclosure  
PIN: 25-21-215-038-0000  
Property Address: 10 West 113<sup>th</sup> Street, Chicago, IL 60628

**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 # W17-0052

**Grantee's Address and Send Future Tax Bills To:**

Solomon Markose  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409  
561-682-8000



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

W17-0052  
42463

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

Ocwen Loan Servicing, LLC;  
Plaintiff,

vs.

Bruce A. Wilson; Capital One Bank (USA), N.A.; City of  
Chicago; Unknown Heirs and Legatees of Bruce A. Wilson, if any;  
Unknown Owners and Non Record Claimants;  
Defendants.

Case No. 17 CH 02104

10 West 113th Street, Chicago, IL 60628

Judge Darryl Simko

Cal. 58

**CONSENT JUDGMENT OF FORECLOSURE**

Plaintiff, Ocwen Loan Servicing, LLC, 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, Bruce A. Wilson; Capital One Bank (USA), N.A.; City of Chicago; 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 0606735097, and the property herein referred to is described as follows:

ALL OF LOT 51 AND THE WEST 1/2 OF LOT 52 IN LABAR AND SLOCUM'S SUBDIVISION OF BLOCK 4, IN THE FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE EAST 775.50 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART OCCUPIED BY THE CHICAGO AND WESTERN INDIANA RAILROAD) OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 10 West 113th Street, Chicago, IL 60628

TAX ID# 25-21-215-038-0000

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.



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6. That Plaintiff specifically waives its right to seek any personal deficiency against Defendants in this 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, Bruce A. Wilson, 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 upon 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 Bruce A. Wilson from the mortgaged real estate commonly known as 10 West 113th Street, Chicago, IL 60628 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: 8/17/17 ENTER: [Signature]  
JUDGE

JUDGE DARRYL B. SIMKO  
AUG 17 2017  
CIRCUIT COURT - 1823

Russell C. Wirbicki (6186310)  
Laurence J. Goldstein (0999318)  
Christopher J. Irk (6300084)  
Thomas J. Cassidy (6307705)  
Cory J. Harris (6319221)  
David A. Drescher (6301378)

Tenyse L. Gooden (6312918)  
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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: 312-572-7823  
Att. No. 42463  
W17-0032  
pleadings.il@wirbickilaw.com

## Address of Grantee/

Mail tax bills to: Ocwen Loan Servicing, LLC  
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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COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerks Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

I hereby certify that the document to which this certification is affixed is a true copy.

*[Signature]*  
**DOROTHY BROWN** AUG 25 2017  
 Dorothy Brown  
 Clerk of the Circuit Court  
 of Cook County, IL

