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Doc#. 1729155001 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/18/2017 08:36 AM Pg: 1 of 3

10-043316

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

PHH MORTGAGE CORPORATION PLAINTIFF.

-VS-

MARK L. WALLEN; CHARLES
SCHWAB BANK; 3823 NORTH
ASHLAND CONDOMINIUM
ASSOCIATION; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS
DEFENDANTS

NO. 11 CH 10095

CALENDAR NO: 60

PROPERTY ADDRESS:

3823 NORTH ASHLAND AVENUE

DJT 202

CHIZAGO, IL 60618

CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/ 15-1402

THIS CAUSE coming on to be heard on Motion of the parties for the entry of a Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402, the Defendants having expressly consented to said judgment and the Court finding as follows:

- 1. That the mortgagor/Defendant has expressly consented to the entry of this Consent Judgment of Foreclosure.
- 2. That the effect of said judgment by consent will satisfy the mortgage indebtedness and vest absolute title to the mortgaged real estate known as 3823 North Ashland Avenue, Unit 202, Chicago, IL 60618 to PHH Mortgage Corporation free and clear of all claims and liens and interest of the mortgagors including all rights of reinstatement and redemption and the rights of all other persons made parties to the foreclosure whose

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- 3. That plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagors.
- 4. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
- In the event that any personal property remains in or upon the subject property on or after longs after the recording of this consent judgment, Defendant(s) agree that any such personal property remaining in or upon the property will be deemed abandoned and that Plaintiff, or the assignee, shall have unlimited right to dispose of such personal property as Plaintiff or its assignee desires without liability to Defendant(s).
- 6. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
- 7. That no party has objected to the entry of his Consent Judgment of Foreclosure.
- 8. That the entry of this Consent Judgment of Foreclosure shall constitute a bar against the Plaintiff from obtaining a personal deficiency judgment against the mortgager or any other persons liable for the mortgage indebtedness.
- 9. That the parties have agreed that the Defendant, who is in respession of the subject Property, shall immediately tender possession of the property.

IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate persession of the subject Property

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of the Plaintiff PHH Mortgage Corporation.

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 3823 North Ashland Avenue, Unit 202, Chicago, IL 60618 is hereby vested in the name of PHH Mortgage Corporation as grantee to the property legally described as follows:

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UNIT 202 AND PARKING SPACE P-3, IN THE 3823 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 17 AND 18 IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING WITHIN THE WEST 50 FEET OF SECTION 20 AFORESAID TAKEN FOR WIDENING OF ASHLAND AVENUE), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 28, 2007 AS DOCUMENT 0733222072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH LIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY. ILLINOIS.

Commonly later as 3823 North Ashland Avenue, Unit 202, Chicago, IL 60618 Permanent Index No.: 14-20-105-055-1002 and 14-20-105-055-1025

IT IS FURTHER ORDEFED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook Coun'y for the purpose of conveying clear and absolute title to County C/ grantee, PHH Mortgage Corporation.

Dated:

Entered:

Shapiro Kreisman & Associates, LLC Attorney for Plaintiff 2121 Waukegan Road, Suite 301 Bannockburn, IL 60015 (847) 291-1717 ILNOTICES@logs.com Attorney No: 42168

Contact for Grantee: John Thibaudeau 14221 Dallas Parkway, Suite 1000 International Plaza II Dallas, TX 75254 (800)-7FANNIE