

# UNOFFICIAL COPY

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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  
UNIT 202  
CHICAGO, 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.
5. In the event that any personal property remains in or upon the subject property on or after 10 days 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 its 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 this 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 mortgagor or any other persons liable for the mortgage indebtedness.
9. That the parties have agreed that the Defendant, who is in possession of the subject Property, shall immediately tender possession of the property.

IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate possession 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:

