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Doc#. 1733457095 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2017 11:40 AM Pg: 1 of 5

**PREPARED BY
AND WHEN
RECORDED MAIL
TO:**

Jamie L. Burns
Levenfeld Pearlstein
2 N. LaSalle St.
Suite 1300
Chicago, IL 60602

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

BCL-JV LLC,

Plaintiff,

v.

**CARLOS CAMPOVERDE, FIRST
SECURITY TRUST AND SAVINGS BANK,
CITY OF CHICAGO, UNKNOWN
OWNERS-TENANTS & NON-RECORD
LIEN CLAIMANTS,**

Defendants.

No. 2017 CH 6075

**Property Located: 2731 W.
Lawrence Avenue, Chicago, IL
60625**

JUDGMENT OF FORECLOSURE BY CONSENT

This matter coming to be heard on BCL-JV LLC ("BCL" or "Plaintiff")'s Motion for Consent Foreclosure and Default Judgment; by and through its attorneys, Levenfeld Pearlstein LLC; and pursuant to the Complaint to Foreclose Mortgage filed on April 27, 2017

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("Complaint"); due notice having been given; and the Court being duly advised in the premises, this Court makes the following findings and enters the following orders:

JURISDICTION AND DEFAULT

1. The following named Defendants were lawfully served with summons and a copy of the Complaint, or have otherwise submitted to the Jurisdiction of this Court: Carlos Campoverde ("Campoverde"); First Security Trust and Savings Bank; the City of Chicago. The following Defendants were lawfully served by publication: Unknown Owners and Nonrecord Claimants.

2. This Court specifically finds service of process against each of the Defendants was proper and made in accordance with the Illinois Code of Civil Procedure.

EVIDENTIARY FINDINGS

3. Plaintiff and Campoverde entered into a Stipulation for the entry of this Consent Judgment of Foreclosure.

4. Plaintiff acknowledges it was not entitled to proceed with an in personam deficiency against Campoverde as the debt at issue herein was discharged in bankruptcy; however, BCL also waived any right to an in personam deficiency against all other persons liable for the indebtedness, if any, in the event a consent foreclosure judgment is ordered in this action.

5. That said offer to waive deficiency has been made by motion upon notice to all parties hereto.

6. Campoverde expressly consented to the entry of this Consent Judgment of Foreclosure as provided by Section 15/1402 of the Illinois Mortgage Foreclosure Law.

7. All Defendants named herein have received notice of the proposed entry of this Consent Judgment of Foreclosure.

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8. No Defendant has filed an objection for the entry of this Consent Judgment of Foreclosure.

9. By virtue of the Stipulation, all material allegations of the Complaint are true and proven, and that by virtue of Plaintiff's mortgages described in the Complaint (the "Mortgages"), and the evidence of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, and Plaintiff has valid and subsisting first and second priority liens on the Property commonly known as 2731 W. Lawrence, Chicago, IL 60625.

10. That the Mortgages described in Plaintiff's Complaint recorded as document numbers 0701010138 and 0915608044 in the office of the Cook County Recorder of Deeds are hereby foreclosed and such Mortgages encumber the property commonly known as 2731 W. Lawrence, Chicago, IL 60625, which is legally described as follows:

LOTS 13 AND 14 IN BLOCK IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS.

PIN: 13-13-200-011-0000

11. That all allegations of the Complaint are true and proven against all Defendants.

12. The real estate described above is not residential property as defined in 735 ILCS 5/15-1219. Campoverde waived his right of redemption.

13. That neither Campoverde nor any other person shall have any personal recourse liability to Plaintiff for any indebtedness under the Mortgage or arising out of, from or in relation to any other documents evidencing or securing said indebtedness.

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IT IS THEREFORE ORDERED AND ADJUDGED BY THIS COURT AS FOLLOWS:

A. First Security Trust and Savings Bank; the City of Chicago and Unknown Owners and Nonrecord Claimants are hereby held to be in default in this case for failure to file an answer or otherwise plead to the Complaint. Pursuant to 735 ILCS 5/15-1402, this Judgment of Foreclosure by consent is hereby entered in favor of Plaintiff and against all Defendants named herein;

B. Absolute title to the Property as legally defined above is hereby vested in BCL-JV Lawrence LLC, assignee of Plaintiff, free and clear of all rights, title, interests, claims, or lien, if any, of Campoverde, First Security Trust and Savings Bank; the City of Chicago and Unknown Owners and Nonrecord Claimants.

C. The indebtedness evidenced by the Notes and secured by the Mortgages is deemed satisfied; and BCL is barred from obtaining a deficiency judgment against any person or entity who is or may be liable for the indebtedness evidenced by the Notes or other obligations secured by the Mortgages;

D. All rights of reinstatement and redemption of any party to this action are barred; and Campoverde waives all rights to modify, vacate, set aside or appeal this Judgment; and

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURE PAGE
OF ORDER TO FOLLOW]

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E. Campoverde, First Security Trust and Savings Bank; the City of Chicago and Unknown Owners and Nonrecord Claimants' rights, title, interests, claims or liens, if any, in the Property, are inferior to the lien of BCL's Mortgages and are terminated by this Judgment of Foreclosure by Consent.

ENTERED:

JUDGE

Order Prepared By:

Jamie L. Burns
LEVENFELD PEARLSTEIN, LLC
Attorneys for Plaintiff
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
(312) 346-8380
jburns@lplegal.com
Firm ID: 57133

Judge Gerald V. Cleary

NOV 29 2017

Circuit Court - 2147