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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2018 10:15 AM PG: 1 OF 3

Property of Cook County Clerk's Office

17-083213

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

BRIAN TOPPING A/K/A BRIAN M.
TOPPING; 7500 W. ADDISON
CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 17 CH 9951

CALENDAR NO. 62

PROPERTY ADDRESS:
7500 WEST ADDISON STREET
UNIT 2S
CHICAGO, IL 60634

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 Defendants have expressly consented to the entry of this Consent Judgment of Foreclosure.

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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 7500 West Addison Street, Unit 2S, Chicago, IL 60634 to Wells Fargo Bank, N.A. 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 interest are subordinate to that of plaintiff.
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 mortgaged property is vacant and Plaintiff shall be entitled to immediate possession thereof.
10. The Sheriff of Cook is hereby directed to evict Brian Topping a/k/a Brian M. Topping from the premises commonly known as 7500 West Addison Street, Unit 2S, Chicago, IL 60634 without further delay and without further order of the court.

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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 Wells Fargo Bank, N.A.

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 7500 West Addison Street, Unit 2S, Chicago, IL 60634 is hereby vested in the name of Wells Fargo Bank, N.A. as grantee to the property legally described as follows:

UNIT NUMBER 2S IN THE 7500 WEST ADDISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 12 IN BLOCK 6 OF THE EAST 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98070005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Commonly known as 7500 West Addison Street, Unit 2S, Chicago, IL 60634

Permanent Index No.: 12-24-226-033-1004

IT IS FURTHER ORDERED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook County for the purpose of conveying clear and absolute title to grantee, Wells Fargo Bank, N.A..

Dated: _____

Entered: _____
Judge

Judge Daniel Patrick Brennan
JAN 24 2018
Circuit Court 1932

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