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Doc# 1808922060 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2018 03:52 PM PG: 1 OF 4

Atty. No.: 48928

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

U.S. Bank National Association

Plaintiff,

vs.

**Yvonne A. Harden; Standard Bank and Trust
Company; State of Illinois**

Defendants.

Case No. 2017-CH-02612

**14924 Albany Avenue, Markham, IL
60428**

**Judge Gerald V. Cleary
Cal 63**

CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/15-1402

THIS CAUSE, coming to be heard on the 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(s) have 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 14924 Albany Avenue, Markham, IL 60428 to U.S. Bank National Association free and clear of all claims and liens and interest of the mortgagor including all rights of reinstatement and redemption

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and the rights of all other persons made parties to the foreclosure whose interest are subordinate to that of Plaintiff.

3. The mortgagee's contact information is as follows:

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301-0000

4. That Plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagor(s).
5. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
6. That no other party to this action has filed an objection within the time period stated in said Motion, namely 28 days from the service of said Motion upon all parties. If no other parties are named Defendants in this action, this paragraph shall not be applicable.
7. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
8. That no party has objected to the entry of this Consent Judgment of Foreclosure.
9. 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.
10. That the parties have agreed that Yvonne A. Harden, 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.

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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.

IT IS FURTHER ORDERED that by entry of this judgment absolute title to the property known as 14924 Albany Avenue, Markham, IL 60428 is hereby vested in the name of U.S. Bank National Association as grantee to the property legally described as follows:

Lots 31 and 32 and the East 10 feet of the Vacated Alley lying Easterly and adjoining said Lots in Block 3 in Croissant Park Markham Fourth Addition, a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 36 North, Range 13, lying North of the Indian Boundary line, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 14924 Albany Avenue, Markham, IL 60428

Permanent Index No: 28-12-311-029-0000

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, U.S. Bank National Association.

Edward R. Peterka
Manley Deas Kochalski LLC
One East Wacker, Suite 1250
Chicago, IL 60601
Phone: 312-651-6700; Fax: 614-220-5613
Atty. No.: 48928
Email: MDKIllinoisFilings@manleydeas.com

ENTERED:

Dated: _____

Judge _____

[Signature]
Judge Gerald Vernon Cleary, III

MAR 25 2018

Circuit Court - 2147

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COOK COUNTY RECORDER OF DEEDS

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

DOROTHY BROWN MAR 29 2018

Date: *Dorothy Brown*

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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