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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2018 01:40 PM Pg: 1 of 4

Property of Cook County

17-082452

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

KELLY A. KRAVCIK; WILLOWS EDGE
HOMEOWNERS ASSOCIATION;
UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS; UNKNOWN
OCCUPANTS
DEFENDANTS

NO. 17 CH 2878

CALENDAR NO: 61

PROPERTY ADDRESS:
132 WILLOWS EDGE COURT
UNIT B
WILLOW SPRINGS, IL 60480

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:

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1. That the mortgagor Defendant, Kelly A. Kravcik, 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 132 Willows Edge Court, Unit B, Willow Springs, IL 60480 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.

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9. That the Plaintiff shall be entitled to immediate possession of the subject property.
10. The Sheriff of Cook is hereby directed to evict Kelly A. Kravcik from the premises commonly known as 132 Willows Edge Court, Unit B, Willow Springs, IL 60480 without further delay and without further order of the court.

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 132 Willows Edge Court, Unit B, Willow Springs, IL 60480 is hereby vested in the name of Wells Fargo Bank, N.A. as grantee to the property legally described as follows:

PARCEL 1:

THAT PART OF LOT 9 IN WILLOW EDGE, BEING A SUBDIVISION OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 9; THENCE SOUTH 54 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 10.95 FEET; THENCE SOUTH 36 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 27 FEET; THENCE SOUTH 53 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 27 FEET, FOR A PLACE OF BEGINNING; THENCE SOUTH 53 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.91 FEET; THENCE SOUTH 36 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 24 FEET; THENCE NORTH 53 DEGREES 57 MINUTES 36 SECONDS WEST A DISTANCE OF 21.91 FEET THENCE NORTH 36 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 24 FEET TO THE PLACE OF BEGINNING

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED JANUARY 25, 1988 AND RECORDED APRIL 5, 1988 AS DOCUMENT 88138286 AND AS CREATED BY DEED FROM COLE TAYLOR BANK/ FORD CITY, AS SUCCESSOR TRUSTEE TO FORD CITY BANK AND

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TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973 AND KNOWN AS TRUST NUMBER 382 TO TERRY ANN CESKA AND RECORDED AUGUST 8, 1988 AS DOCUMENT 88354366 FOR INGRESS AND EGRESS.

Commonly known as 132 Willows Edge Court, Unit B, Willow Springs, IL 60480

Permanent Index No.: 23-05-201-089-0000

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, Wells Fargo Bank, N.A..

Dated: _____

Entered: _____
Judge Otto

Judge Cecilia A. Hora

JUN 29 2016

Circuit Court - 2186

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