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Doc# 1823444036 Fee \$50.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2018 12:45 PM PG: 1 OF 7

## Property Title Transfer and Consent Judgment

Case No. 2017CH17139

Commonly known as: 2060 Rand Road #101, Palatine, IL 60074

PIN: 02-02-400-082-1096

(02-02-204-010-0000 and 02-02-400-080-0000 underlying)

C&A file No. 14-17-18183

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

GRANTEE IS THE HOLDER OF A MORTGAGE OR AN ASSIGNEE PURSUANT TO A MORTGAGE FORECLOSURE PROCEEDING. THIS DEED IS EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45 (L)

8-21-18  
Date

Nh  
Agent

Natalie Burris  
ARDC # 6308676

*Burris*

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Line above is for recording purposes.

Calendar Number 59

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION**U.S. Bank National Association, not in its individual  
capacity but solely as trustee for the RMAC Trust, Series  
2016-CTT

PLAINTIFF

Vs.

Todd Fenchel; Unknown Heirs and Legatees of Neil I.  
Fenchel; Foxfire Condominium Association; Unknown  
Owners and Nonrecord Claimants; John Lydon, as  
Special Representative for Neil I. Fenchel (Deceased)

DEFENDANTS

No. 2017CH17139

2060 Rand Road #101  
Palatine, IL 60074**CONSENT JUDGMENT FOR FORECLOSURE AND DEED TRANSFER**

THIS CAUSE having been duly heard by this Court upon the record herein on the merits of the Complaint for Foreclosure filed by the Plaintiff and on Plaintiff's Motion for entry of Consent Judgment for Foreclosure (hereinafter referred to as Judgment), and Defendants-Mortgagors consenting, the Court **FINDS**:

(1) **JURISDICTION**: The Court has jurisdiction over the parties hereto and the subject matter hereof.

(2) **PROPERTY FORECLOSED UPON**: The Mortgage described in the Complaint and hereby foreclosed appears of record in the Office of the Recorder and/or Registrar for Cook County, Illinois, as Document No. 0425346011, and the property herein referred to is described as follows:

UNIT NUMBER 101 AT 2060 N. RAND IN FOXFIRE CONDOMINIUM AS DELINEATED  
ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART

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OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 14, 2004 AS DOCUMENT NUMBER 0413534023, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 2060 Rand Road #101  
Palatine, IL 60074

TAX PARCEL NUMBER: 02-02-400-082-1096  
(02-02-204-010-0000 and 02-02-400-080-0000 underlying)

(3) **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum \$147,300.00 modified to \$164,243.41 which has been duly accelerated pursuant to the terms of said Note and executed by:

Neil I. Fenchel (DECEASED)

(4) **EXHIBITS:** That true and correct copies of the original mortgage and the original note are attached to the Complaint filed herein.

(5) **REDEMPTION AND WAIVER OF DEFICIENCY:** The owner(s) of the equity of redemption are the Mortgagors, Property Owners and any other Party Defendant named in the Complaint with the statutory right of redemption, with the exception of the Registrar of Titles, if named, and any party dismissed by order of Court.

(a) The subject real estate is Residential as defined in 735 ILCS 5/15-1219.

(b) The Court has obtained jurisdiction over the owners of the right of redemption as set forth in The Attorney's Certificate of Service and Defaulted Parties.

(c) That the Mortgagor(s) have waived any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c).

(d) That in consideration of entry of this Judgment by Consent, the plaintiff hereby waives any and all rights to a personal judgment for deficiency against the Mortgagor(s), and against all other persons liable for the indebtedness or other obligations secured by the mortgage described herein. This is pursuant to 735 ILCS 5/15-1402(c).

(e) That no party has filed an objection to entry of this Judgment by Consent, nor paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.

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- (6) Based upon the pleadings, proofs and admission(s), Plaintiff has standing, capacity and authority to maintain this cause.
- (7) The pleadings and proofs presented in the cause are sufficient to support the entry of this judgment.

## **IT IS HEREBY ORDERED AND ADJUDGED THAT:**

- (1) **JUDGMENT:** A Consent Judgment for Foreclosure be entered pursuant to 735 ILCS 5/15-1506 and 735 ILCS 5/15-1402.
- (2) **VESTING TITLE:** Title to the real estate described herein is vested absolutely in PRIVATE and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT. Defendants shall deliver to Plaintiff all applicable documentation as may be required by the Office of the Recorder of Deeds of Cook County, Illinois. Given vesting pursuant to statute, this document shall be deemed and treated as a deed transfer for the purposes of recording.
- (3) **TERMINATION OF SUBORDINATE INTERESTS:** The Court gained jurisdiction over all parties to the foreclosure as required by law; and no objections to this consent judgment having been filed of record, then the defendants and all persons claiming by, through or under them, or any of them since the commencement of this suit are forever barred, and foreclosed of any right, title, interest, claim, lien or right to redeem in and to the mortgaged real estate.
  - (a) This Judgment and all orders entered pursuant to said judgment are valid as stated above. The inadvertent failure to name a subordinate record claimant will not invalidate this judgment. Plaintiff may take title and file a supplemental motion to determine the redemptive rights of such a party or vacate this consent judgment. Should such a claimant not exercise its redemptive rights within any stated time, they shall be forever barred and foreclosed of any right, title, interest, claim, lien or right to redeem or otherwise enforce its claim against the subject property. The court retains jurisdiction for that purpose.
- (4) **POSSESSION:** The plaintiff or his or her legal representative or assigns be let into possession of said premises on or before the date of entry of the consent judgment, and that any of the parties to this cause who shall be in possession of said premises or any portion thereof, or any person who may have come into such possession under them or any of them since the commencement of this suit shall surrender possession of said premises. Any defendant presently in possession of the subject property is hereby ordered to vacate said premises on or before the date of entry of the consent judgment.
- (5) **JURISDICTION:** The Court retains jurisdiction over the parties and subject matter of this cause for the purpose of enforcing this Judgment or vacating said Judgment.

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(6) **APPEALABILITY:** This is a final and appealable order and there is no just cause for delaying the enforcement of this judgment or appeal therefrom. The court further retains jurisdiction over the parties and subject matter of this cause for the purpose of vacating this judgement should a lien be recorded by the U.S.A prior to the recording date of this consent judgment attaching or relating to the subject property and/or should a subordinate lien not otherwise subject to the applicable lis pendens be recorded prior to the entry of this consent judgment relating or attaching to the subject property

(7) The Sheriff of Cook County is hereby directed to evict Todd Fenchel from the premises commonly known as 2060 Rand Road #101, Palatine, IL 60074 without further delay and without further order of the court after the date of entry of the consent judgment.

(8) IT IS FURTHER ORDERED that the Consent Judgment to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judgment issued hereunder without affixing any transfer stamps.

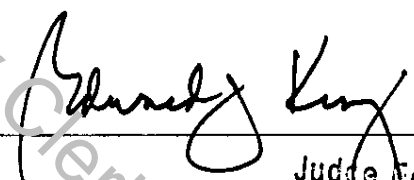
735 ILCS 5/9-117 is not applicable to this Judgment. This is a final and appealable Judgment with no just cause for further delay.

(9) This order may be recorded with the appropriate county recorder.

(10) Taxes can be mailed to the following address:

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT  
15480 Laguna Canyon Road, Suite 100  
Irvine, CA 92618

ENTER: \_\_\_\_\_



Judge Edward J. King

DATED: \_\_\_\_\_

AUG 20 2018

**GRANTEE IS THE HOLDER OF A MORTGAGE OF AN ASSIGNEE PURSUANT TO Circuit Court - 2124 MORTGAGE FORECLOSURE PROCEEDING. THIS DEED IS EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45 (L)**

**Notice pursuant to 735 ILCS 5/15-1509.5**

**Grantee:** PRIVATE

**Contact:**

Jhonny LLana  
15480 Laguna Canyon Rd., STE 100  
Irvine, CA 92618  
(949)341-5632

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**Prepared by and Mail to After Recording:**

Jessica Piscione  
Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-17-18183

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

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File # 14-17-18183

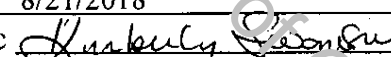
## STATEMENT BY GRANTOR AND GRANTEE

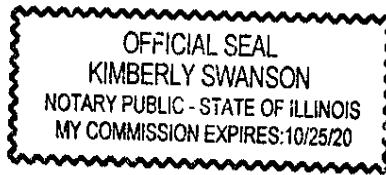
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 21, 2018

Natalie Burris  
ARDC # 6308676

Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Agent  
Date 8/21/2018  
Notary Public 

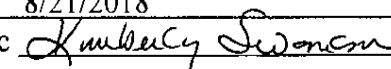


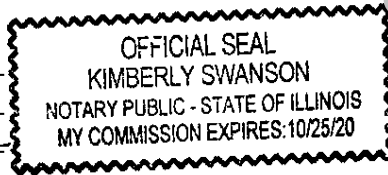
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 21, 2018

Natalie Burris  
ARDC # 6308676

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 8/21/2018  
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)