

# UNOFFICIAL COPY

Doc#. 1907149414 Fee: \$42.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/12/2019 11:40 AM Pg: 1 of 3

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Line above is for recording purposes.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT – FIRST DISTRICT

Webster Bank NA,

Plaintiff,

vs.

Milca Lopez,

Defendant.

The Hon. Mary Kathleen McHugh  
Courtroom 1102

Case No. 17 M1 111857

1022 Wynnfield Ct. Unit B  
Elgin, IL 60120

## ORDER

THIS CAUSE COMING TO BE HEARD before this Court for Prove-up on the Plaintiff's above-captioned Complaint, this Court being fully advised in the premises and having jurisdiction over the parties and subject matter, hereby FINDS:

- (1) JURISDICTION: the Court has jurisdiction over the parties hereto and the subject matter herein.
- (2) ALLEGATIONS PROVEN: All of the material allegations of the Plaintiffs Complaint are true and proven, and that by entry of this judgment order the Note which is the subject matter of the instant lawsuit is extinguished and merged into this judgment order and no longer exists, but has been replaced by Judgment, and that under the terms of the Note, and the proof of indebtedness secured thereby alleged in the Complaint, there is due to the Plaintiff, the following amounts:

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(a) Principal	\$27,730.69
(b) Interest	\$5,204.96
(c) Late Charges	\$311.25
(d) Other Fees	\$52.25
(e) Property Maintenance	\$100.00
(f) Appraisal	\$488.00

GROSS AMOUNT DUE: \$33,887.15

NET AMOUNT DUE AS OF November 30, 2018, plus reasonable attorneys' fees and

*plus* costs of \$2,231.00

34,737.15 → underlying judgment  
~~\$36,118.15~~ without costs

All of the foregoing figures and sums have been accounted for the Affidavits filed by Plaintiff.

- (3) ATTORNEYS FEES AND COSTS: By its terms, the subject Note provides that Plaintiff shall be reimbursed for and is entitled to an award of any and all of its reasonable attorneys fees and costs in connection with enforcement of the subject Note herein, and that included in the above indebtedness are attorneys fees in the sum of \$850.00
- (4) COURT COSTS: Under the provisions of the Note, the costs of commencing a lawsuit is an additional indebtedness for which the Plaintiff is entitled to reimbursement, and that such expenses incurred to date totaling \$330.17 are hereby allowed to the Plaintiff.
- (5) ADVANCES: that corporate advances made in order to protect Plaintiff's interest in the real property secured in connection with the subject mortgage Note including but not limited to appraisals and property maintenance, are additional sums for which Plaintiff is entitled to reimbursement and are included in the sums herein.
- (6) EXHIBITS: That a true and accurate copy of the subject original Note is attached to the above-captioned Complaint.
- (7) Based on the pleadings and proofs, the Plaintiff has standing, capacity and authority to maintain the above-captioned lawsuit.
- (8) That the pleadings and proofs presented herein are sufficient to support the entry of this Judgment Order.

## IT IS HEREBY ORDERED AND ADJUDGED THAT:

- Default default*
- (1) JUDGMENT: A Judgment is hereby entered for the total amounts due and owing under the subject Note, including all of Plaintiff's attorneys fees and costs set out herein, in the amount of \$36,118.15.

*(34,737.15 + costs of 2231.00)*

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- (2) JURISDICTION: this Court retains jurisdiction over the parties and subject matter of this cause for the purpose of enforcing this Judgment Order.
- (3) APPEALABILTY: This is a final order and there is no just reason for delaying either enforcement or appeal or both.
- (4) This order may be recorded in the Office of the Cook County Recorder of Deeds.
- (5) That a copy of this Order will be mailed to defendant by the close of business on the date of entry.

Property of Cook County Clerk's Office

ENTER:  Judge Mary Kathleen McHugh  
MAY 1 2019  
Circuit Court  
Judge 2174

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

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 Our File #: 17IL00010-1