

# UNOFFICIAL COPY

Doc#. 1932315027 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/19/2019 10:29 AM Pg: 1 of 5

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**RECORDING COVER PAGE FOR**  
**CONSENT JUDGMENT**

Mail Tax Bills To:

Bank of America, N.A.  
1400 Preston Road, Ste. 120  
Plano, TX 75093

Prepared by, Record and Return to:  
Aaron Mock  
Marinosci Law Group PC  
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16-15706

**UNOFFICIAL COPY**STATE OF ILLINOIS  
COUNTY OF COOK

Firm No.: 59049

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

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

UNKNOWN HEIRS AND LEGATEES OF OSCAR L  
VERNADO JR. A/K/A OSCAR VARNADOE; BOBBY  
JEAN VARNADOE BURTON; CHICAGO TITLE LAND  
TRUST COMPANY AS SUCCESSOR TRUSTEE TO  
LASALLE BANK NATIONAL ASSOCIATION AS  
TRUSTEE UNDER THE PROVISIONS OF TRUST  
AGREEMENT DATED AUGUST 30, 1985 AND KNOWN  
AS TRUST NUMBER 25-7308; OSCAR L. VARNADOE  
III, INDIVIDUALLY AND AS SPECIAL  
REPRESENTATIVE; CITY OF CHICAGO, A MUNICIPAL  
CORPORATION; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS;

Defendant(s).

Case #: 13 CH 07283

Cal No.: 58

Property Address:  
9120 S. Justine Ave.  
Chicago, IL 60620**CONSENT JUDGMENT FOR FORECLOSURE**

THIS CAUSE COMING on to be heard on Plaintiff's Motion for Judgment of Foreclosure and Sale, it is hereby ordered that:

- A. The Court has jurisdiction over the parties and the subject matter.

That all the material allegations of the complaint and those deemed to be made pursuant to 735 ILCS 5/15-1504(c) 1-11, of the Illinois Code of Civil Procedure are true and proven; and this judgment is fully dispositive of the interests of all defendants, and that by virtue of the mortgage and the affidavits presented as evidence of indebtedness, there is due to the Plaintiff, and it has a valid and subsisting lien on the property described below, the following amounts:

OSCAR L VARNADOE, JR failed to pay amounts due under the Note, and the amount due and owing as of January 25, 2019, is:

Principal	\$109,849.07
Interest	\$63,807.31
Escrow	
• Taxes	\$19,456.82
• Hazard/Insurance	\$39,586.02
Late Charges	\$318.54
Property Inspections	\$1,050.00
Title Fees	\$1,045.00
Other	\$5,401.00
Gross Amount Due TOTAL:	\$269,833.79
Unapplied/Suspense:	\$-2,754.08
Net Amount Due TOTAL:	\$237,759.68

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Plus reasonable attorney's fees and costs. ALL the foregoing amounts have been accounted for in the Affidavits filed by Plaintiff.

- B. That there is due and owing to the following Defendants the sums set forth, as a lien(s) upon the subject premises, subordinate and inferior to the lien and interest of the Plaintiff:

NONE

- C. By the terms of the subject mortgage Plaintiff is entitled to an award of reasonable attorneys' fees. However, by agreement between the parties, Plaintiff is waiving award of reasonable attorneys' fees in the Consent Judgment of Foreclosure and Sale.

- D. That under the provisions of the Mortgage, Plaintiff is entitled to be reimbursed for the expenses incurred in this case.

- E. That advances made to protect the lien of the Plaintiff, and preserve the real estate, shall become an additional indebtedness secured by Judgment lien pursuant to 735 ILCS 5/15-1504 (d).

- F. That the Mortgage described in the Complaint is recorded in the Office of the Recorder or Registrar of Deeds, Cook County, as Document No. 98542689, and the property herein referred to and directed to be sold is described as follows:

LOT 9 AND THE NORTH 10 FEET OF LOT 10 IN BLOCK 11 IN DAVIS AND SON'S SUBDIVISION IN BLOCK 11 AND BLOCK 12 SUBDIVISION OF THAT PART WEST OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9120 S. Justine Ave., Chicago, IL 60620

TAX ID #: 25-05-300-027

- G. That the subject Mortgage secures a Note executed by or on behalf of:

OSCAR L VARNADOE, JR

- H. That the Mortgagors and any other owners or co-owner of the subject property are the owner(s) of the equity of redemption as set forth in the Complaint.

- I. That the rights and interests of all Defendants in the subject property are inferior to the lien of the Plaintiff.

**IT IS FURTHER ORDERED:**

1. That this Judgment by consent is entered pursuant to 735 ILCS 5/15-1506, 735 ILCS 5/15 - 1603 (b) (i) and (ii) and 735 ILCS 5/15-1402, and the Court finds that there is due and owing to Plaintiff the sums as set forth in paragraph "A" above.
2. That no party to this foreclosure has filed an objection to the entry of this Judgment or paid the amount required to redeem in accordance with 735 ILCS 5/15-1603.
3. That Defendant, Estate of Oscar L. Varnadoe waive any and all rights to redeem the mortgaged premises whether by statute or in equity pursuant to 735 ILCS 5/15-1601(c)(i).

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4. That in consideration of the entry of this Judgment by consent, the Plaintiff waives any and all rights to a personal judgment for deficiency against the Defendant, Estate of Oscar L. Varnadoe, and all other persons liable for the indebtedness or other obligations secured by the mortgage described herein pursuant to 735 ILCS 5/15-1402(c).
5. That title to the subject property described herein is absolutely vested in the **BANK OF AMERICA, N.A.**
6. That all rights of subordinate lien interests, all rights to object to this Judgment by consent, and all rights to redeem are hereby terminated.
7. That Plaintiff, its assigns and/or successors, shall have possession of the premises after entry of consent judgment without further Order of Court.
8. That Defendant, Estate of Oscar L. Varnadoe, shall vacate the premises consistent with terms of the Settlement Agreement, without further Order of Court.
9. That the Deed 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 Deed issued hereunder without affixing any transfer stamps.
10. That the Court retains jurisdiction of the subject matter of this cause and of all parties hereto, for the purpose of enforcing this judgment.

Entered: \_\_\_\_\_

*TDS*  
JUDGE

Date: \_\_\_\_\_

Marinosci Law Group, P.C.  
 Attorney for Plaintiff  
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 Facsimile: 401-262-2114  
 Firm No.: 59049  
 mlgil@mlg-defaultlaw.com

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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is affixed is a true copy.  
**DOROTHY BROWN NOV 15 2019**  
Date *Dorothy Brown*  
Dorothy Brown  
Clark of the Circuit Court  
of Cook County, IL

