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Doc# 2005213088 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 12:45 PM PG: 1 OF 7

Property Title Transfer and Consent Judgment

Case No. 2019CH05051

Commonly known as: 2750 Mayfield Drive, Park Ridge, IL 60068

PIN: 09-22-120-035-0000

C&A file No. 14-19-03218

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)

2-19-20
Date

Agent

Daniel C. Walters
ARDC # 6270792

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Line above is for recording purposes.

Calendar Number 64

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana
Trust, not individually but as trustee for Carlsbad
Funding
Mortgage Trust

PLAINTIFF

Vs.

Lisa Maskala Streff; Joseph A. Streff; Unknown Owners
and Nonrecord Claimants

DEFENDANTS

No. 2019CH05051

2750 Mayfield Drive
Park Ridge, IL 60068

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. 0801833058 modified with 1901857140, and the property herein referred to is described as follows:



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 35667

REAL ESTATE TRANSFER TAX

21-Feb-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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LOT 67 AND THE SOUTH 50 FEET OF LOT 68 IN MAYFIELD, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1956, AS DOCUMENT NUMBER 13960553, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2750 Mayfield Drive
Park Ridge, IL 60068

TAX PARCEL NUMBER: 09-22-120-035-0000

(3) **MORTGAGE NOTE:** The Mortgage herein referred to secures a Mortgage Note in the sum \$394,000.00 which has been duly accelerated pursuant to the terms of said Note and executed by:

Joseph A. Streff
Lisa Maskala Streff

(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 Single Family Home 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust and this executed, recorded order shall be deemed sufficient evidence to establish title vesting in Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust. 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 11/15/2019, 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 11/15/2019.

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(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.

(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 Lisa Maskala Streff; Joseph A. Streff from the premises commonly known as 2750 Mayfield Drive, Park Ridge, IL 60068 without further delay and without further order of the court after 11/15/2019.

(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:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

ENTER: Patricia S. Spratt

DATED: NOV 15 2019

GRANTEE IS THE HOLDER OF A MORTGAGE OF AN ASSIGNEE PURSUANT TO A 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

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Grantee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust

Contact:

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

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
14-19-03218

Property of Cook County Clerk's Office

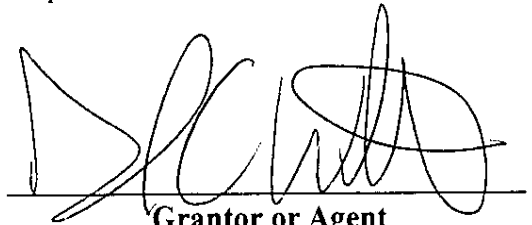
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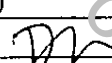
File # 14-19-03218

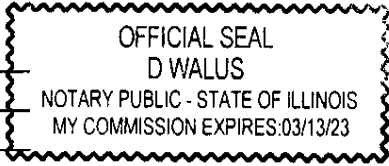
STATEMENT BY GRANTOR AND GRANTEE

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 February 19, 2020

Signature: 
Grantor or Agent

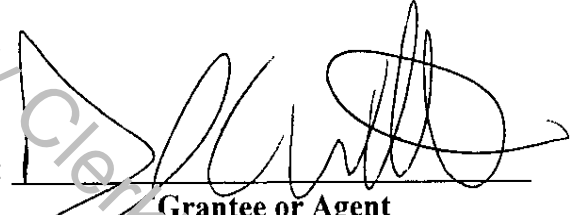
Subscribed and sworn to before me
By the said Agent
Date 2/19/2020
Notary Public 

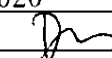


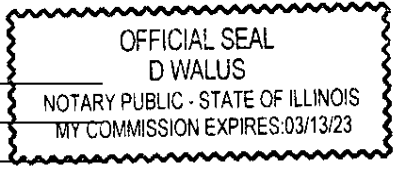
Daniel C. Walters
ARDC # 6270792

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 February 19, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/19/2020
Notary Public 



Daniel C. Walters
ARDC # 6270792

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.)