

UNOFFICIAL COPY

Doc#: 2229249036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2022 10:09 AM Pg: 1 of 6

2022-03910-AC

IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION

Wilmington Savings Fund Society, FSB, as
Owner Trustee of the Residential Credit
Opportunities Trust V-D,

Plaintiff,

v.

Tamara Jones; Anton Jones; Quadrangle House
Condominium Association; unknown owners
and non-record claimants

Defendants.

2018 CH 06971

6700 South Shore Drive,
#25A
Chicago, IL 60649

8028th

CONSENT JUDGMENT OF FORECLOSURE

This cause having come before the court on Motion of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D ("Plaintiff"), for entry of a Consent Judgment of Foreclosure pursuant to Section 15-1402 of the Illinois Mortgage Foreclosure Law (735

Property of Cook County Clerk's Office

PREMIER TITLE

UNOFFICIAL COPY

ILCS 5/15-1402), due notice having been given, the Court fully advised in the premises, and pursuant to the stipulation of the parties:

The Court hereby finds as follows:

1. This Court has jurisdiction of the parties hereto and the subject matter of this suit.
2. All of the material allegations of the Complaint to Foreclose Mortgage (the "Complaint") are true and proven.
3. By virtue of the Mortgage and Note secured thereby, true and correct copies of which are attached to the Complaint, and by virtue of the affidavits and stipulation, Plaintiff is due and has a valid and subsisting first lien upon the subject property in the following amounts:

| | |
|---|---------------------|
| (a) Principal | \$308,638.10 |
| (b) Interest to 6/30/22 | \$79,151.16 |
| (c) Interest from 7/1/22 to 9/7/22 | \$3,246.45 |
| (d) Unpaid Late Charges | \$100.28 |
| (e) Prior Servicer Escrow Advances | \$3,756.48 |
| (f) Prior Servicer Corporate Advances | \$4,918.35 |
| (g) Prior Servicer Third Party Advances | \$503.25 |
| (h) Prior Attorney Fees | \$2,606.90 |
| (i) Property Taxes | \$2,882.46 |
| (j) Property Insurance | \$896.63 |
| (k) Property Preservation | \$170.50 |
| GROSS AMOUNT DUE | \$406,870.56 |

Less/Plus balance in Reserve
Account/Borrower Credit (\$0.00)

NET AMOUNT DUE \$406,870.56, as of September 7, 2022, plus
reasonable attorneys' fees and costs.

ATTORNEYS' FEES, COSTS, AND EXPENSES as of August 24, 2022:

| | |
|-----------------|------------|
| Attorneys' Fees | \$1,568.00 |
| Filing | \$10.28 |

UNOFFICIAL COPY

TOTAL ATTORNEYS' FEES, COSTS,
AND EXPENSES

\$1,578.28

TOTAL AMOUNT DUE

\$408,448.84

4. The rights and interest of all other parties to the Complaint in and to the property hereafter described (the "Property") are inferior to the lien of the Plaintiff:

PARCEL 1: UNIT NUMBER 25A IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING; CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 2002 AS DOCUMENT NUMBER 0021215983, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

PIN: 20-24-406-026-1231.

Common address: 6700 S. Shore Drive, #25A, Chicago, IL 60649.

5. Defendant(s), Tamara Jones (referred to collectively as "Mortgagor"), as mortgagor(s),

UNOFFICIAL COPY

have stipulated to the entry of the Consent Judgment of Foreclosure (the "Judgment"), pursuant to the provision of Section 15-1402 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1402).

6. Pursuant to the terms of the stipulation, Mortgagor consents to the entry of this Judgment herein satisfying the mortgage indebtedness in full and vesting absolute title to the mortgaged property in Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D. Mortgagor has waived any and all interests including all rights of reinstatement and redemption.

7. Due notice has been given to all parties as required by Section 15-1402.

8. The stipulation was executed by the Mortgagor and without duress or undue influence.

9. This Court enters this Judgment in accordance with the terms of the stipulation and Section 15-1402.

10. Plaintiff has waived any and all rights to a personal deficiency judgment against Mortgagor and against all other persons liable for the indebtedness or other obligations secured by the Mortgage.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that absolute title to the Property is vested in Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D, or its assignee, free and clear of all claims, liens and interest of Tamara Jones; Anton Jones; Quadrangle House Condominium Association; unknown owners and non-record claimants, and all persons claiming by, through or under them, including all rights of reinstatement and redemption, and of all other persons made parties to this foreclosure whose interests are subordinate to that of the Plaintiff. Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D, shall be entitled to possession of the Property from the parties named in this matter as of the date that this order is entered. The Sheriff of Cook County Illinois is directed to evict Tamara Jones; Anton Jones; Quadrangle House Condominium Association; unknown owners and non-record claimants from the Property if possession of the Property is withheld after the date that this

UNOFFICIAL COPY

order is entered.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the mortgage indebtedness found due in this judgment be and is hereby satisfied in full pursuant to Section 15-1402.

Dated:

Entered:

Edward Robles

Judge:

Associate Judge Edward N. Robles

Stephen G. Daday
Nathan Buikera
Klein, Daday, Arto & O'Donoghue, LLC - Firm No. 90191
1051 Perimeter Dr., Ste. 300
Schaumburg, IL 60173
(847) 590-8700
kdaonotices@kdaolaw.com

SEP 8 2022

Circuit Court-2158

New Owner: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D

Send Tax Bills to: AMP Management, LLC, c/o Ron McMahan
P.O. Box 2741
Seal Beach, CA 90740
562-735-6555

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

IRIS Y. MARTINEZ SEP 29 2022

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

