

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 01/03/2024 02:20 PM Pg: 1 of 3

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

FREEDOM MORTGAGE CORPORATION,

PLAINTIFF,

V.

JAMES LEWIS MCCARTER, III A/K/A  
JAMES LEWIS MCCARTER;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; SHORELINE  
CONDOMINIUM ASSOCIATION;  
UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS;

DEFENDANTS.

CASE NO. 23-CH-05025

2306 EAST 71ST STREET UNIT B  
CHICAGO, IL 60649  
CALENDAR 63

### CONSENT JUDGMENT PURSUANT TO 735 ILCS 5/ 15-1402

THIS CAUSE coming on to be heard on the Motion for the entry of a Consent Judgment of Foreclosure pursuant to 735 ILCS 5/15-1402, the Defendant having expressly consented to said judgment and the Court finding as follows:

1. That the mortgagor Defendant JAMES LEWIS MCCARTER, has expressly consented to the entry of this Consent Judgment of Foreclosure.

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2. That the effect of said judgment by consent will satisfy the mortgage indebtedness and vest absolute title to the mortgaged real estate known as 2306 EAST 71ST STREET, UNIT B, CHICAGO IL, 60649 to FREEDOM MORTGAGE CORPORATION, free and clear of all claims and liens and interest of the mortgagor including all rights of reinstatement and redemption and the rights of all other defendants made parties to the foreclosure.
3. That plaintiff has waived any and all rights to a personal deficiency judgment against the mortgagor and any other individual or entity which may be able for the indebtedness secured by the mortgage.
4. That said offer for the entry of a consent judgment of foreclosure has been made by motion and Notice to all parties.
5. That notice has been given to all parties who have not previously been found in default for failure to appear, answer or otherwise plead.
6. That no party has objected to the entry of this Consent Judgment of Foreclosure.
7. That the entry of this Consent Judgment of Foreclosure shall constitute a bar against the Plaintiff from obtaining a personal deficiency judgment against the mortgagor or any other persons liable for the mortgage indebtedness.

IT IS HEREBY ORDERED that Plaintiff shall be entitled to immediate possession of the subject Property.

IT IS FURTHER ORDERED that Judgment of Foreclosure by Consent pursuant to 735 ILCS 5/15-1402 is hereby entered in favor of Plaintiff.

IT IS FURTHER ORDERED that by entry of this judgment, absolute title to the property known as 2306 EAST 71ST STREET, UNIT B, CHICAGO IL, 60649 is hereby vested in the name of FREEDOM MORTGAGE CORPORATION, as grantee to the property legally described as follows:

UNIT NUMBER 2306-B, AND LIMITED COMMON ELEMENT PARKING SPACE P-18, IN THE SHORELINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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LOTS 18 TO 30, BOTH INCLUSIVE, IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN THE SOUTH SHORE DIVISION NO. 5, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0820718055; AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

2306 East 71st Street Unit B  
Chicago, IL 60649

Tax ID# 20-24-429-012-1003

IT IS FURTHER ORDERED that a certified copy of this judgment shall be recorded with the Recorder of Deeds of Cook County for the purpose of conveying clear and absolute title to grantee FREEDOM MORTGAGE CORPORATION.

Date: Judge Lynn Weaver-Boyle  
DEC 14 2023  
Circuit Court - 2250

ENTER:

  
JUDGE

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