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

BANK ONE, CHICAGO, N.A., a national banking association,)	
)	
)	
Plaintiff,)	96 CH 7326
)	
v.)	Judge Foreman
)	
VERA H. TOMLINSON, an individual, and all UNKNOWN OWNERS AND NON- RECORD CLAIMANTS,)	
)	
)	
Defendants.)	

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 T#0012 TRAN 4372 03/20/97 11:38:00
 #5408 : CG * -97-192676
 COOK COUNTY RECORDER

CONSENT JUDGMENT OF FORECLOSURE

This cause comes on to be heard upon the Joint Motion of the Parties and accompanying Stipulation and Certification for the Entry of a Consent Foreclosure Judgment pursuant to 735 ILCS 5/15-1402 (the "Stipulation"), entered into by and between the plaintiff, Bank One, Chicago N.A. ("Bank One") and the defendant Vera H. Tomlinson ("Tomlinson"), being the sole defendant herein except for Unknown Owners and Non-record Claimants; and

THE COURT FINDING THAT, as evidenced by the certifications set forth in Paragraph 3 of the Stipulation and Exhibit A attached thereto, service was properly made upon defendants Unknown Owners and Non-record Claimants, and the notice necessary to bar and terminate their interests was properly given, in each instance by proper publication the first date of which was July 18, 1996, and with a scheduled default date of August 19, 1996, and none of such Unknown Owners or Non-record Claimants have filed a response to the Complaint or otherwise appeared herein, and as requested by the Joint Motion and Stipulation,

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IT IS ORDERED THAT: default judgment is entered herein against Unknown Owners and Non-record Claimants and the Complaint is accordingly taken as confessed against each of them; and

THE COURT FURTHER FINDING THAT, by virtue of the Stipulation and based upon the acknowledgements and agreements contained therein:

1. The Court has jurisdiction over each of the parties to and the subject matter of the Complaint, and the allegations thereof are true and proved;
2. The indebtedness and other obligations, including a Hypothecation Agreement dated February 17, 1994, deemed secured by the subject mortgage (the "Mortgage") is in the aggregate amount of \$207,953.57 (exclusive of plaintiff's attorneys' fees, which have been waived as provided in the Stipulation);
3. The Mortgage, dated February 17, 1994, was recorded in the office of the Cook County Recorder of Deeds on March 15, 1994 as Document Number 94230368;
4. The mortgaged real estate (the "Real Estate") consists of a single family residence located at 7853 West 46th Street, Lyons, Illinois, and is legally described as:

The east 49.0 Feet of Lot 54 in Riverside Acres, a subdivision of the South 1/2 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 18-01-322-035;
5. Bank One has offered to Tomlinson, being the sole known defendant, and she has accepted Bank One's offer, to waive any and all rights to a personal judgment for deficiency against Tomlinson and all other persons liable for the indebtedness or other obligations secured by the Mortgage;

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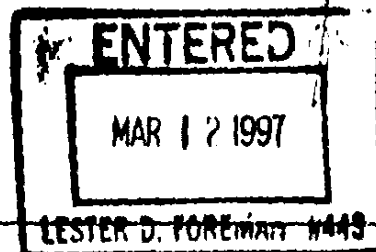
6. Bank One has agreed to release a previous mortgage on the Real Estate dated July 10, 1992 and recorded in the office of the Cook County Recorder of Deeds on July 30, 1992 as Document Number 92561470;
7. Tomlinson has expressly consented to the entry of a judgment of foreclosure pursuant to 735 ILCS 5/15-1402, vesting absolute title to the Real Estate in Lazarus Properties, Inc. free and clear of all claims, liens or interests of Tomlinson, including all rights of reinstatement and redemption, and of all rights of said Unknown Owners and Non-record Claimants;
8. Bank One and Tomlinson have agreed to enter into a residential lease (the "Lease") which provides, in relevant part, that Tomlinson will lease the Real Estate from Lazarus Properties, Inc. for successive renewable terms of five years at an initial rent of \$300 per month.

IT IS THEREFORE ORDERED AND ADJUDGED THAT:

- A. Absolute title to the Real Estate is vested in Lazarus Properties, Inc. free and clear of all claims, liens, and interests of each and all of: (i) Tomlinson; (ii) Unknown Owners and Non-record Claimants, and (iii) all persons claiming by, through or under any of the foregoing;
- B. Bank One may not obtain any deficiency judgment against Tomlinson or any other person liable for the indebtedness or other obligations deemed secured by the Mortgage;
- C. Subject to the Lease described herein, Tomlinson, immediately upon the entry of this Judgment, shall surrender possession and control of the Real Estate to Lazarus Properties, Inc.; and

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D. The Court hereby retains jurisdiction of the subject matter of this cause and all parties hereto, for the purpose of enforcing this Judgment, and further finds that there is no just cause for delaying the enforcement of or an appeal from this Judgment.



Enter: _____
Judge

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