

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



STANLEY OLSZEWSKI and NANCY)
OLSZEWSKI,)
)
Plaintiffs,)
)
vs.)
)
JOHN CARPENTER, MARY CARPENTER,)
et al.,)
)
Defendants.)

No. 00 CH 8009

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ORDER P.I.N. 21-31-216-023-0000

This cause coming before the Court on Count I of the Plaintiffs' complaint, the Defendants each having been served with summons and complaint but failing to appear, an order of default having been entered against Defendants following Notice and Motion for Entry of Default duly served upon each of the defendants, the Court having considered the evidence and being fully advised in the premises:

The Court finds as follows:

1. It has jurisdiction of the parties and the subject matter;
2. All material allegations of the complaint have been proved and are true;
3. Plaintiffs, STANLEY OLSZEWSKI and NANCY OLSZEWSKI, are the owners in fee simple of real estate situated in Cook County, Illinois, and described in the complaint as follows:

Lots 1 and 2 in Block 4 in Alfred Cowles addition to Chicago, being a subdivision of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Plaintiffs are in actual possession of said property;

4. Defendants, JOHN CARPENTER and MARY CARPENTER, unlawfully claim some interest or right in the premises by virtue of an Installment Agreement for Warranty Deed, recorded in the office of the recorder of deeds of Cook County, Illinois on July 2, 1999 as document number 99640437;

5. The defendants' Installment Agreement for Warranty Deed appears valid, but it is actually invalid for reason of Notice of Default served upon Defendants on March 12, 1999 and, further, by reason of Order of Possession entered against Defendants on January 5, 2000. The Installment Agreement for Warranty Deed constitutes a cloud on the title to the real estate, greatly diminishing its value and interfering with its sale; and

6. The equities of this case are with plaintiffs.

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The Court orders, and it is hereby **ORDERED** and **ADJUDGED** as follows:

a. The claim of Defendants is void and that the Recorder of Deeds of Cook County, Illinois is hereby authorized and directed to cancel the Installment Agreement for Warranty Deed, document number 99640437; and

b. The title to the real estate above described is hereby quieted in plaintiffs, STANLEY OLSZEWSKI and NANCY OLSZEWSKI, free of any claim of defendants, JOHN CARPENTER and MARY CARPENTER.

ENTERED
CLERK OF THE CIRCUIT COURT
AURELIA PUCINSKI

AUG 18 2000

Judge DOROTHY KINNAIRD #276 Judge's No. _____
DEPUTY CLERK _____

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Mail to



00644072

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Property of Cook County Clerk's Office

SEVENTH
JANUARY 2011



I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE AUG 9 2011

Archie P. ...

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.
THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW.

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