

# UNOFFICIAL COPY

## MORTGAGE AND REAL ESTATE TAX LIEN

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )



0323247195

Eugene "Gene" Moore Fee: \$46.00  
Cook County Recorder of Deeds  
Date: 08/20/2003 03:45 PM Pg: 1 of 12

The lien claimant, Lawrence P. Washington, of Chicago, County of Cook, State of Illinois, hereby files a claim for lien against the three family flat building located at 9239 S. Bishop, Chicago, County of Cook, Illinois 60620, Volume 450, PIN # 25-05-311-013-0000. On or about July 10, 1986, and subsequently, Ida Stone Washington owned fee simple title to that real estate, including all land and improvements thereon. This parcel of property is described as follows to-wit:

LOT 12 (EXCEPT THE SOUTH 23 FEET 4 AND ONE-QUARTER INCHES), ALL OF LOT 13 AND THE SOUTH 4 FEET 6 AND THREE-EIGHTHS INCHES OF LOT 14 IN BLOCK 15 IN CREMIN AND BRENNAN'S FAIRVIEW PARK SUBDIVISION OF PART OF ISSAC CROSBY'S AND OTHER'S SUBDIVISION OF THE SOUTH 1/2 (WEST OF THE RAILROAD) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is owned by the Estate of Ida Stone Washington, who died on March 2, 1989 without a will and leaving only six natural children as her heirs. This claimant is a natural son and heir of Ida Stone Washington and involved in her case presently before the Circuit Court of Cook County, Probate Division, # 03-P-4549.

Claimant states as follows:

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1. That on July 10, 1986, the lien claimant made a written contract with said owner to pay Dan McGrath, the sole beneficiary under land trust # 3843 held by the LaSalle National Bank, Chicago, Illinois, the balance of \$14,370.00 owed to him for this subject property; and, thereby prevent him from re-taking the property, for non-payment, from the equitable owner, Ida Stone Washington. That payment was made by this lien claimant consistent with the terms of the agreement which is evidenced by a Note signed by the owner. On July 10, 1986, after receiving that payment, Dan McGrath caused the LaSalle National Bank to execute a Trustee's Deed to Ida Stone Washington, thereby passing a fee simple (100%) interest in this property to her. The owner agreed to pay 9% interest on that \$14,370.00 payment from July 10, 1986 until the debt was repaid from the proceeds of a sale of this subject property to occur after the owner's death. (Ex.1 )
2. That this lien claimant on January 24, 1989, paid \$7,849.07 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex. 2 )
3. That this lien claimant on March 12, 1992, paid \$1,837.26 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex.3 )
4. That this lien claimant on July 2, 1993, paid \$5,098.55 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex.5 )
5. That this lien claimant on April 4, 1994, paid \$1135.67 to pay real estate taxes on this subject building. (Ex.7 )
6. That this lien claimant on September 21, 1994, paid \$1157.18 to pay real estate taxes on this subject building. (Ex.7 )
7. That this lien claimant on February 14, 1995, paid \$8,051.74 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex.4 )

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8. That this lien claimant on February 22, 1996, paid \$10,290.73 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex.6 )

9. That this lien claimant on January 7, 2000, paid \$15,572.18 to redeem real estate taxes, on this subject building, which had been sold to a tax purchaser. (Ex.8 )

10. That this lien claimant has not been reimbursed at all by any of the other owners ( heirs in the Estate of Ida Stone Washington) each of whom were then and are now equally responsible as heirs and joint owners of this subject property to pay real estate taxes when they became due.

11. On the date this Mortgage and Real Estate Tax Lien is filed, or shortly thereafter, this lien claimant shall file a petition in the Circuit Court of Cook County, Probate Division, Case No. 03-P-4549, and request an Order approving the liens reflected in this claim, and asking that he be authorized to sell this subject property and satisfy his liens, reflected herein, to the extent possible from the proceeds from of that sale, and also ask that Court to grant the lien claimant a deficit judgment in the amount of his approved liens which cannot be satisfied by the proceeds from the sale of this subject property.

12. As of the date hereof, there is due, unpaid, and owing to Claimant, Lawrence P. Washington, with no credits due the other joint owners, the principal sum of \$65,362.38, of which \$14,370.00 bears interest at 9 per cent per annum from the time of payment (consistent with the July 10, 1986 agreement between the owner and this claimant); and, the balance of that principal amount bears interest at the statutory rate of 10 per cent per annum from each respective time of payment. Claimant claims a lien on the above mentioned real estate (including all land and improvements thereon) in the amount of \$65,362.38 plus interest.

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Dated: August 20, 2003

By: Lawrence P. Washington  
Lawrence P. Washington, Lien Claimant

This Document Has Been  
Prepared By and After  
Recording Should Be  
Returned To:

Lawrence P. Washington  
Attorney at Law  
6100 S. Ellis Avenue  
Suite 100  
Chicago, Illinois 60637  
PIN: 25-05-311-013, Vol. 450

## VERIFICATION

STATE OF ILLINOIS

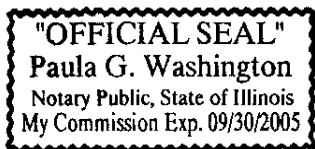
COUNTY OF COOK,

Lawrence P. Washington, being first duly sworn on oath, states that he is the claimant who filed this Mortgage and Real Estate Tax Lien, that he is authorized to sign this Verification, that he has read the contents carefully, and that the statements contained therein are true.

Lawrence P. Washington  
Lawrence P. Washington

Subscribed and sworn to before me  
this 20<sup>th</sup> Day of August 2003.

Paula P. Washington  
NOTARY PUBLIC  
My Commission expires on 9/30/2005,



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Pay to the order of  
Daniel J. McGrath  
the final and full  
of monies owed from  
Stone Washing Co.  
"land contract" for  
the (3) flat bldg. at  
S. Bishop & Chicago  
relocated as La Salle Nat'l Bk  
"Aught" # 384

Aug 7 1986  
P TELERS  
#518  
JUL 10 1986

Property of Cook County Office  
CUSTOMER'S COPY  
NOT NEGOTIABLE

PB-0736367-4

JUL 10 1986

Record of Cashier's Check Purchased From  
The First National Bank of Chicago



\*\*\*LAWRENCE P. WASHINGTON\*\*\*

143700000

# UNOFFICIAL COPY

DUPLICATE  
RECEIPT FOR REDEMPTION DEPOSIT

## STANLEY T. KUSPER, JR.

COUNTY CLERK, COOK COUNTY, ILLINOIS

1-24 19 89

K 106580

Received From Lawrence P. Washington  
 for Eda Stone Washington  
 Address 6100 S. Ellis St. 100  
Chicago 60637  
# 643-2787

Tax Year <u>1985 (8618?)</u>	Redemption Deposit	\$	7,846	07
P.I.N. <u>25-05-311-013</u>	\$2.00 Fee			200
	\$1.00 Fee		7,848	07
				1100
	TOTAL	\$	7,849	07

U. 450

SVGS & LOAN CHK	
CERTIFIED CHK	<u>66 STANLEY T. KUSPER, JR.</u>
CASHIER'S CHK	<u>1245 89</u>
MONEY ORDER	
REFUND	
BY CHECK	
CURRENCY	<u>7,849 07</u>
<b>TOTAL</b>	

CERTIFICATES OF DEPOSIT FOR REDEMPTION WILL BE ISSUED WHEN COSTS OF REDEMPTION ARE VERIFIED.

REFUND ISSUED TO:

WILL CALL RECEIVED BY

PREPARED BY V.S.

Cashier

Clerk  
6-002

[Handwritten notes and signatures at the bottom of the page]

**UNOFFICIAL COPY**Order No. 774072**DUPLICATE CERTIFICATE OF DEPOSIT FOR REDEMPTION**

STATE OF ILLINOIS ) OFFICE OF THE COUNTY CLERK OF THE COUNTY OF COOK  
 )SS.  
 COUNTY OF COOK )

I, David Orr, County Clerk of the County of Cook, do hereby certify that on the

12<sup>th</sup> day of March A.D. 1992, Lawrence J. Washburn  
 (Date) (Month) (Year) (Name of Redeemer)  
 deposited in this office 1837.26 dollars for the redemption of

25.05.311.013 which was sold by the Treasurer of said county on the  
 (Amount)  
15<sup>th</sup> day of March A.D. 1990, to Just heir  
 (Date) (Month) (Year) (Taxbuyer Name)

for the General Sales taxes due and unpaid for the year 1988, for which  
 (General/Scavenger/Forfeiture/Sp.Assessment) (Year)

Certificate of Deposit of Redemption Number R 015562 was issued on the  
 (R-Number)

20<sup>th</sup> day of March A.D., 1992, of which payment and fees the  
 (Date) (Month) (Year)

following is an itemized statement.

	Amount of Sale	\$ _____
	Penalty on Amount of Sale	\$ _____
	Subsequent Taxes	\$ _____
	Penalty	\$ _____
	Fees	\$ _____
	Redemption Cert., Filing and Cancellation, and noting Tax Sale on Treasurer's Warrant	\$ _____
	Total	\$ _____

60.00  
40.00  
15.00  
1273.83  


---

1388.83

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the County  
 of Cook, at my office in Chicago, this 9<sup>th</sup> day of April A.D. 1992  
 (Date) (Month) (Year)

Deposit Paid \$ 1837.26Date: June 27, 2003

David D. Orr

County Clerk

# UNOFFICIAL COPY

Order No. 774072

## DUPLICATE CERTIFICATE OF DEPOSIT FOR REDEMPTION

STATE OF ILLINOIS )  
                          ) SS. OFFICE OF THE COUNTY CLERK OF THE COUNTY OF COOK  
COUNTY OF COOK )

I, David Orr, County Clerk of the County of Cook, do hereby certify that on the  
14<sup>th</sup> day of February A.D. 1995, Lawrence S. Washington  
(Date) (Month) (Year) (Name of Redeemer)  
deposited in this office 8,051.74 dollars for the redemption of  
(Amount)  
25-05-311-013 which was sold by the Treasurer of said county on the  
(Permanent Index Number)  
9<sup>th</sup> day of March A.D. 1992, to D. J. Arace  
(Date) (Month) (Year) (Taxbuyer Name)  
for the General Sales taxes due and unpaid for the year 1990, for which  
(General/Scavenger/Forfeiture/Sp Assessment) (Year)  
Certificate of Deposit of Redemption Number K10097 was issued on the  
(R-Number)  
22<sup>nd</sup> day of February A.D., 1995, of which payment and fees the  
(Date) (Month) (Year)  
following is an itemized statement:

195.00  
32.00  
2,577.28  
2,804.28

Amount of Sale	\$ <u>2804.28</u>
Penalty on Amount of Sale	\$ <u>1850.82</u>
Subsequent Taxes	\$ <u>2372.85</u>
Penalty	\$ <u>284.74</u>
Fees	\$ <u>739.05</u>
Redemption Cert., Filing and Cancellation, and noting Tax Sale on Treasurer's Warrant	\$ <u>4.00</u>
Total	\$ <u>8,055.74</u>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the County of Cook, at my office in Chicago, this 27<sup>th</sup> day of February A.D. 1995  
(Date) (Month) (Year)

Deposit Paid \$ 8,051.74  
Date: June 27, 03

David Orr  
County Clerk



# UNOFFICIAL COPY

Order No. 774072

**DUPLICATE CERTIFICATE OF DEPOSIT FOR REDEMPTION**

STATE OF ILLINOIS )  
 ) SS. OFFICE OF THE COUNTY CLERK OF THE COUNTY OF COOK  
 COUNTY OF COOK )

I, David Orr, County Clerk of the County of Cook, do hereby certify that on the

2<sup>nd</sup> day of July A.D. 1993 Kathleen P. Winkler  
(Date) (Month) (Year) (Name of Redeemer)  
 deposited in this office 5098.55 dollars for the redemption of

25-15-311-013 which was sold by the Treasurer of said county on the  
(Amount)  
1<sup>st</sup> day of March A.D. 1991, to D. S. Orme  
(Date) (Month) (Year) (Taxbuyer Name)

for the General Taxes taxes due and unpaid for the year 1989, for which  
(General/Scavenger/Forfeiture Sp. Assessment) (Year)

Certificate of Deposit of Redemption Number 40289 was issued on the  
(R-Number)  
14<sup>th</sup> day of July A.D., 1993, of which payment and fees the

following is an itemized statement:

	Amount of Sale	\$ <u>2681.34</u>
	Penalty on Amount of Sale	\$ <u>243.21</u>
	Subsequent Taxes	\$ _____
	Penalty	\$ <u>4.00</u>
	Fees	\$ _____
	Redemption Cert., Filing and Cancellation, and noting Tax Sale on Treasurer's Warrant	\$ <u>4.00</u>
	<b>Total</b>	<b>\$ <u>5102.55</u></b>

60.00  
 80.00  
 15.00  
2526.34  
2681.34

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the County of Cook, at my office in Chicago, this 19<sup>th</sup> day of July A.D. 1993  
(Date) (Month) (Year)

Deposit Paid \$ 5,098.55  
 Date: Jan 27, 2003

David D. Orr  
 \_\_\_\_\_  
 County Clerk

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ROOM 434  
ILLINOIS 60602

5643

ANNUAL SALE

210097

WASHINGTON LAWRENCE P

5900 S. ELSTON #100

CHICAGO, IL 60637

PIN#: 25-05-311-013-0000

Vol #: 450

Sale Year: 1991

Warrant #:

Installment:

RECEIVED

RECENT PROPERTIES

Date of Sale: 03/16/93

Certificate #: 910019564

Old R#:

REASURERS FUND

CLERKS FEE

SALE

SALE

REDEEM AND RATE

6X4%=24%

SALE

REDEEM TAXES

1992-1994

REDEEM PENALTY

@12% PER ANNUM

REDEEM

195.00

32.00

2,242.80

0.00

638.11

.00

4,980.23

1,166.77

842.82

SUBTOTAL - AMOUNT OF REDEMPTION:

10,285.73

4.00

1.00

TOTAL - AMOUNT OF DEPOSIT:

10,290.73

Amount

Check#/Ref

Change Due:

10,290.73

1303

.00

.00

.00

.00

.00

10,290.73

PAID  
ENTERED AND RECORDED

PAID  
ENTERED AND RECORDED

FEB 22 1993  
COUNTY CLERK

DAVID D. ORR  
COUNTY CLERK

0.00

11

**UNOFFICIAL COPY**

DUPLICATE

CERTIFICATE OF PAYMENT OF GENERAL TAXES 1993 VOLUME 450

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, DAVID D. ORR, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County, do hereby certify that the GENERAL TAXES FOR THE YEAR A.D. 1993, levied on the property described below were:

PERMANENT REAL ESTATE INDEX NUMBER: 25-05-311-013-0000

## FIRST INSTALLMENT

1,102.59

## PAYMENTS:

DATE PAID SERIAL NO.

TAX AMT PAID INTEREST PAID

04-04-94 040494070139

1,102.59 33.08

## SECOND INSTALLMENT

1,140.08

## PAYMENTS:

DATE PAID SERIAL NO.

TAX AMT PAID INTEREST PAID

09-21-94 092194011705

1,140.08 17.10

All of which appears from the records and files in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office, in the City of Chicago, in said County, this 06 day of JUNE

A.D. 2003.

*David D. Orr*  
 County Clerk

**UNOFFICIAL COPY****CERTIFICATE OF DEPOSIT FOR REDEMPTION**

I, DAVID D. ORR, County Clerk of Cook County, do hereby certify that a deposit for redemption was made in my office for the property and taxes described below and in the amount herein set forth:

Redemption Number: R135312  
 PIN Number: 25-05-311-013-0000  
 Volume Number: 450  
 Sale Year: 1995  
 Warrant Number: \_\_\_\_\_ Installment Number: \_\_\_\_\_  
 Certificate Number: 950020315  
 Date of Sale: 02/24/97  
 Taxes Sold To: NATACQ, INC.  
 Deposit Made By: LAWRENCE P WASHINGTON  
1423 DOUGLAS AVE.  
FLOSSMOR, IL 60422  
 Reference: \_\_\_\_\_  
 Date of Deposit: 01/07/00

COUNTY TREASURERS FUND	200.00
COUNTY CLERKS FEE	32.00
TAXES SOLD	2,809.28
BACK YEARS SOLD	.00
PENALTY PERIODS AND RATE	.00
1/2 INTEREST	.00
TOTAL SUBSEQUENT TAXES	9,114.80
TOTAL SUBSEQUENT PENALTY	2,122.83
MISCELLANEOUS FEES	1,288.27
	15,567.18
Subtotal - Amount of Redemption:	
	4.00
REDEMPTION FEES	1.00
COST OF ESTIMATE	15,572.18
Total - Amount of Deposit:	
Dated: 01/10/00	

Given under my hand and Official Seal of said County, at my office in Chicago, Illinois.

Deputy Aw

*David Orr*  
 County Clerk of Cook County