

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
Municipal Department, Fourth District

HARRY SCHIFFMAN & LINDA )  
SCHIFFMAN, )  
Plaintiffs )  
v )  
CICERO STEELE CORPORATION, )  
an Illinois Corp., )  
Defendant )

CASE No. 94M4-207

COOK COUNTY  
RECORDER  
JESSE WHITE  
MAYWOOD OFFICE

AGREED ORDER

This matter having come up for trial upon the plaintiffs complaint filed herein and under the provisions of the statute entitled "AN ACT IN REGARD TO FORCIBLE ENTRY & DETAINER", and acts amendatory thereof and supplemental thereto; the Court being advised that the parties acting by and through their respective counsel have agreed and stipulated to the following

A.) The defendant, Cicero Steele Corporation, admits that each and every allegation as alleged and contained in plaintiff's complaint, paragraphs 1 thru 12 inclusive, are confessed by the defendant as being true, and each allegation stands admitted.

B.) That the contract attached and marked Exhibit "B" to plaintiffs complaint, is true, correct and genuine, and the defendant states that it caused same to be signed by its Vice President, Samuel W. Chung for and on behalf of said defendant.

C.) That the defendant admits it breached and defaulted under the terms of said contract in the manner alleged in plaintiff's complaint.

D.) That defendant admits it was served with all notices as alleged by plaintiff in their complaint, at the times and on the dates set forth in said notices, which notices are attached to plaintiff's complaint, marked as "Exhibits C, D, E".

E.) Defendant admits it failed to cure the defaults as contained in said notices within 30 days after receipt thereof, and further admits that subsequent to said 30 day period it received a Declaration Of Forfeiture and Demand For Possession, all as alleged in plaintiffs complaint.

F.) Defendant admits that all defaults remain uncured.

G.) It is stipulated by plaintiff and defendant, acting by and through their respective counsel, that Exhibits "A", "B", "C", "D", and "E", which are attached to plaintiffs complaint

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be admitted in evidence as Plaintiff's Exhibits A thru E inclusive, without further foundation or testimony.

H.) IT is further stipulated that plaintiffs are entitled to the possession of the real estate located at, 4427 Harrison Street, Hillside, Cook County, Illinois, Legal description attached to this order.

THE COURT BASED UPON THE ADMISSIONS AND STIPULATIONS HEREINABOVE RECITED AND UPON BEING OTHERWISE FULLY ADVISED IN THE PREMISES FINDS AND ORDERS AS FOLLOWS:

1. That the defendant, CICERO STEELE CORPORATION, is found to be in default and breach of the terms and conditions of the contract (articles of agreement) dated November 1, 1991 by and between the parties hereto.

2. That the Court further finds that Exhibits "A thru E", as attached to plaintiffs complaint are True, Correct and Genuine copies of the originals and based upon the stipulation of the parties hereto, are admitted and stand admitted into evidence as plaintiff's Exhibits "A thru E", inclusive.

3. The Court further finds that plaintiffs having given proper notice to the defendant, and having complied with applicable law made and provided therefore, has rightfully declared forfeiture and is entitled to possession of the property located at 4427 Harrison Street, Hillside, Cook County, Illinois (Legal Description Attached hereto.)

4. IT IS FURTHER ORDERED that plaintiffs have and recover from the defendant immediate possession of said property, instanter, by agreement of the parties no order staying enforcement shall be entered.

5. IT IS FURTHER ORDERED that defendant shall execute a quit claim deed to plaintiffs conveying any and all interest defendant may have in and to the real estate to plaintiffs, within 48 hours. Should defendant fail to do so, this court upon motion of plaintiff shall sign same or enter such appropriate order as the court shall determine

6. It IS FURTHER ORDERED that defendant shall be allowed to remove all its personal property from the premises by no later than May 6, 1994.

7. THAT THERE IS NO JUST REASON TO DELAY ENFORCEMENT OR APPEAL OF THIS ORDER

Attorney for Defendant

Attorney for Plaintiff # 20

Wm G PHILLIPS  
7234 W. North Ave (1909)  
Elmwood Pk, Pcc 60631  
701) 452-1500

FILED DATED: APR 15 1994  
FOURTH JUDICIAL DISTRICT OF THE CIRCUIT  
CITY OF COOK COUNTY, ILLINOIS

04023289

JAMES V. MURPHY

ENTER: APR 15 1994

AURELIA PUCINSKI Judge  
CIRCUIT COURT

3700  
Pay. ~~XXXXXX~~ Cicero Steel

*[Handwritten signature]*

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THAT PART OF LOT 3 IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 59 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1961 AS DOCUMENT NUMBER 18328096 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF LOT 4 IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION AFORESAID; THENCE SOUTH ON THE WEST LINE OF LOT 4 AND THE WEST LINE AS EXTENDED, A DISTANCE OF 259.93 FEET; THENCE WEST PERPENDICULAR TO THE WEST LINE OF LOT 4, 80.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 4, 265.98 FEET TO THE NORTH LINE OF LOT 3; THENCE NORTHEASTERLY ON THE NORTH LINE OF LOT 3, 80.30 FEET TO THE PLACE OF BEGINNING.

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM OAK PARK NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1956 AND KNOWN AS TRUST NUMBER 5607 TO HAIRE J. COSTIGAN, DATED JULY 16, 1964 AND RECORDED JULY 11, 1964 AS DOCUMENT 19182696 FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND STORM SEWER OVER AND UPON:

(A) BEGINNING AT A POINT ON THE EAST LINE OF LOT 3, IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 59 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 242.90 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 3; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 4 AND 50 FEET SOUTH OF THE SOUTH LINE OF LOT 4, 246 FEET; THENCE SOUTH 10 FEET, PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE EASTERLY 240 FEET PARALLEL WITH THE SOUTH LINE OF LOT 4 TO THE EAST LINE OF LOT 3; THENCE NORTHERLY 10 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART FALLING WITHIN THE EAST 45 FEET OF SAID LOT 3); ALSO

(B) 275 FEET SOUTH 10.00 FEET OF LOT 3 AFORESAID MEASURED PARALLEL WITH THE SOUTH LINE OF LOT 3 (EXCEPT THAT PART THEREOF FALLING WITHIN THE EAST 45 FEET OF SAID LOT 3)

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT IN THE DECLARATION MADE BY CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1968 AND KNOWN AS TRUST NUMBER 8182, DATED JUNE 1, 1970 AND RECORDED SEPTEMBER 1, 1970 AS DOCUMENT 21252831 TO CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1964 AND KNOWN AS TRUST NUMBER 7296 TO ENTER UPON, CONSTRUCT, INSTALL, CONNECT, MAINTAIN, REPAIR, AND REPLACE A SANITARY SEWER AND A STORM SEWER IN, UPON, ORDER AND ACROSS:

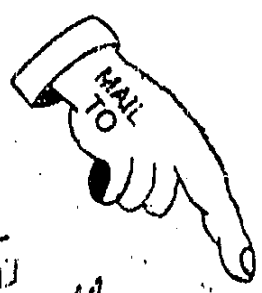
THAT PART OF LOT 3 IN HILLSIDE DEVELOPMENT COMPANY SUBDIVISION OF A PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 59 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1961 AS DOCUMENT 18328096 DESCRIBED

BEGINNING AT THE SOUTH EAST CORNER OF LOT 4 IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION, AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE EXTENDED SOUTH OF SAID LOT 4, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 15 FEET; THENCE SOUTH 25 DEGREES 08 MINUTES 50 SECONDS WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 233.43 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 66 DEGREES 51 MINUTES 10 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 3, A DISTANCE OF 15 FEET; THENCE NORTH 23 DEGREES 08 MINUTES 50 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 228.97 FEET MORE OR LESS TO A LINE 60 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID DESCRIBED PARALLEL LINE, A DISTANCE OF 2.96 FEET TO THE EAST LINE OF SAID LOT 4 EXTENDED SOUTH; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF LOT 4 EXTENDED SOUTH, A DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PARTS THEREOF FALLING PARCELS (A) AND (B), IN COOK COUNTY, ILL.

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MAILINGS \$  
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Wm Phillips  
7234 W. North  
Suite 1904  
Elmwood Park, Ill 60631

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