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STATE OF ILLINOIS)
COUNTY OF COOK)

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Cook County Recorder of Deeds
Date: 03/09/2006 02:03 PM Pg: 1 of 6

#53346

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

LORETTA ROBINSON,

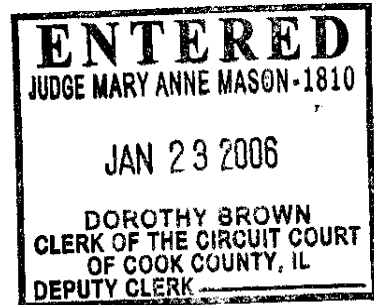
Plaintiff,

vs.

MC REAL ESTATE INVESTMENT LLC,
an Illinois limited liability company,
DOMINIQUE TALLEY, an individual,
NATIONAL CITY MORTGAGE CO.,
a corporation, UNKNOWN OWNERS,
and NON-RECORD CLAIMANTS.

Defendants.

No. 03 CH 19503



DEFAULT JUDGMENT AGAINST DEFENDANTS
(a) MC REAL ESTATE INVESTMENTS, LLC,
(b) DOMINIQUE TALLEY, (c) UNKNOWN OWNERS and
SUMMARY JUDGMENT AGAINST DEFENDANT
NATIONAL CITY MORTGAGE CO.

THIS CAUSE comes on to be heard upon Plaintiff's motions for: (a) a default judgment against Defendants MC REAL ESTATE INVESTMENTS, LLC ("MC"), DOMINIQUE TALLEY, and "UNKNOWN OWNERS" (including without limitation MARCUS HARPER ["Harper"]), and (b) summary judgment against Defendant NATIONAL CITY MORTGAGE CO., due notice of Plaintiff's motions having been given to all parties who have appeared and filed their respective responses, and the Court being fully advised in the premises:

THE COURT HEREBY MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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1. On November 19, 2003, Plaintiff LORETTA ROBINSON (“Plaintiff”) commenced the captioned lawsuit (the “Lawsuit”) by filing her “Complaint To Quiet Title” in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, identified as case number 03 CH 19503. With leave of Court, the original complaint was amended on June 17, 2005, to add “UNKNOWN OWNERS” as additional Defendants. The original complaint, as amended, is referred to herein as “the Complaint”.
2. The Complaint seeks relief against Defendants MC, DOMINIQUE TALLEY, NATIONAL CITY MORTGAGE CO., Harper and UNKNOWN OWNERS, including a favorable declaration of Plaintiff’s title interest with respect to the land, including the two-flat building located thereon, commonly known as 1547 SOUTH ST. LOUIS AVENUE, CHICAGO, ILLINOIS, and legally described as follows:

THE NORTH HALF OF LOT 15 IN BLOCK 7 IN GRANT’S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT REAL ESTATE INDEX NUMBER 16-23-224-017-0000

3. The Complaint also seeks a declaration that the following three instruments, each recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the “Public Office”), purporting to convey or encumber title to Plaintiff’s property, are null and void and constitute clouds on Plaintiff’s title to Plaintiff’s property and should be stricken from the chain of title to Plaintiff’s property:
 - (A) that certain QUIT CLAIM DEED dated December 15, 2002, and recorded in the Public Office on January 8, 2002, as document number 002-1408418, allegedly from Plaintiff’s deceased father or brother as grantor to MC as grantee (the “Quit Claim Deed”);

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- (B) that certain WARRANTY DEED dated January 16, 2003, and recorded in the Public Office on February 4, 2003, as document number 003-0166502, from MC as grantor to Talley as grantee (the "Warranty Deed"); and
- (C) that certain MORTGAGE dated January 16, 2003, and recorded in the Public Office on Feb 4 2003, as document number 0030166503 (the "Mortgage"), which identifies: (1) Talley as the mortgagor and the maker of the NOTE secured thereby, dated January 16, 2003, (the "Note").
4. NATIONAL CITY MORTGAGE CO has (a) appeared in this Lawsuit; and (b) denied liability to any person or entity as a result of its conduct or any conduct alleged by the Plaintiff in the Complaint. No Defendant has filed any crossclaim, counterclaim or third-party claim in this Lawsuit.
5. Defendant MC: (a) is an Illinois Limited Liability company organized on December 12, 2001, as shown by the certificate of the Illinois Secretary of State ("ISOS") recorded in the Public Office on December 17, 2001, as document number 001-1197256; (b) was dissolved by the ISOS on May 30, 2003, as shown by an Affidavit of Compliance filed with the ISOS on June 27, 2005; (c) has been properly served with process in this Lawsuit, as required by law; (d) has not appeared or pleaded in this Lawsuit; and (e) has not asserted any defenses or counterclaims to the claims and relief the Plaintiff seeks in this Lawsuit.
6. The Court: (a) has *in rem* jurisdiction over Plaintiff's property and over all claims that UNKNOWN OWNERS might assert against Plaintiff's property and (b) has *in personam* jurisdiction over MC, DOMINIQUE TALLEY and NATIONAL CITY MORTGAGE CO. Venue in Cook County, Illinois, is proper.
7. Plaintiff never signed, acknowledged or ratified the Quit Claim Deed, and she never authorized another individual or entity to sign, acknowledge or ratify the Quit Claim Deed.

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Said Deed is forged because it purports to bear the signature of person(s) who had been deceased for 14 and 12 years, respectively, at the time of execution. WILLIAM COLE JR. died in 1988. WILLIAM COLE SR. died in 1991.

8. The Quit Claim Deed (and the Warranty Deed and the Mortgage which depend for their validity on the validity of the Quit Claim Deed), are therefore null and void as conveyances of, or encumbrances upon, title to the Plaintiff's property, for want of a proper grantor under the Quit Claim Deed; and MC, DOMINIQUE TALLEY and NATIONAL CITY MORTGAGE CO. took nothing thereunder.

NOW, THEREFORE, THE COURT HEREBY ORDERS, ADJUDGES AND DECREES THAT:

1. The equities in this Lawsuit are with the Plaintiff.
2. Judgment by default in favor of the Plaintiff and against MC and DOMINIQUE TALLEY was entered by this Court's Order of January 12, 2006, and the allegations of the Complaint against MC and DOMINIQUE TALLEY are deemed confessed against MC and DOMINIQUE TALLEY.
3. Counsel for NATIONAL CITY MORTGAGE CO. having advised the Court that it has no evidence to validate the Quit Claim Deed from said deceased persons to MC, it is hereby determined that said Deed is fraudulent as a matter of law and Plaintiff's Motion for Summary Judgment is granted.
4. The Court declares that the Quit Claim Deed, the Warranty Deed and the Mortgage are, insofar as those three instruments purport to transfer or encumber title to the Plaintiff's property, (a) null and void; (b) of no force or effect; and (c) clouds upon the Plaintiff's title to the Plaintiff's property. The Quit Claim Deed, the Warranty Deed and the Mortgage are hereby stricken from the chain of title to the Plaintiff's property.

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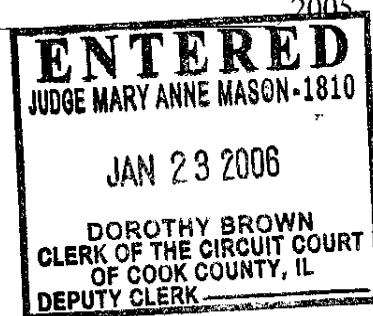
5. The Court further declares that the fee simple absolute title to the Plaintiff's property now vests solely and exclusively in the Plaintiff. The full legal and equitable title to the Plaintiff's property is, by means of this Judgment, quieted, established, vested, declared to be, and confirmed in the Plaintiff, free and clear of all claims of all defendants named and served in this Lawsuit, whether served *in personam* or by publication.
6. This Judgment does not constitute an adjudication of any of the following matters:
 - (A) the liability, if any, of DOMINIQUE TALLEY to present or future holders of the Note;
 - (B) all rights, if any (including, without limitation, rights of indemnity, contribution or subrogation), between or among: (1) any one or more of the named Defendants among themselves; or (2) any named Defendant and any individual or legal entity not a party to this Lawsuit;
7. The Circuit Court of Cook County retains jurisdiction over this Lawsuit, for the purpose of implementing this Judgment. Any dispute regarding the obligations of any party to this Lawsuit pursuant to this Judgment may be presented for resolution, after proper notice and motion, to the Circuit Court Judge hearing cases assigned to Chancery Calendar ⁸14.
8. This is a final and appealable Order.
9. A memorandum of this Judgment shall be recorded in the Public Office.

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(630) 563-3060
(630) 563-3061–FAX
Attorney Code No.: 53346

Dated: _____

2005

ENTER: _____

_____
Judge_____
Judge's No.

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COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE

JAN 27 2018