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DOCUMENT COVER SHEET FOR

JAMES KEVIN SWAIN, INDIVIDUALLY AND AS REPRESENTATIVE OF THE ESTATE OF RUTH C. HUFF, **DECEASED**

VS.

AL ROSS, DEFENDANT.

Doc#: 0613108089 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 05/11/2006 11:01 AM Pg: 1 of 4

This space for recorder's use only

DEFAULT JUDGMENT & ORDER OF DEFAULT

The premises commonly known as 1256 W 64th Street, CHICAGO, ILLINOIS.

5-0000 Othor Clarks Office Permanent Index Number (PIN): 20-20-106-017-0000

Mail to:

MICHAEL S. DELANEY DELANEY LAW OFFICES, LTD. 12416 S. HARLEM AV., SUITE 103 PALOS HEIGHTS, IL 60463

THIS DOCUMENT PREPARED

BY:

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LEGAL DESCRIPTION:

Lot 52 in Cummings Subdivision of Lots 45 to 70, 79 to 107, 113 to 138, 147 to 164 AND THE SOUTH 10 FEET OF LOTS 44, 71, 79, 105, 112, 139 AND 146 ALL IN THE 63^{RD} STREET AND CENTRE AVENUE, SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EASEMENTS FOR PUBLIC C

OR OTHER CONDUIT.

OR OTHER CONDUIT. SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2005 AND SUBSEQUENT YEARS; SPECIAL ASSESSMENTS CONFIRMED AFTER THE CONTRACT DATE; BUILDING, BUILDING LINE, AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE

MAIL TO:

MICHAEL S. DELANEY DELANEY LAW OFFICES, LTD. 12416 S. HARLEM AVENUE, SUITE 103 PALOS HEIGHTS, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

JAMES KEVIN SWAIN 6709 LaPiejra #821 LOS ANGELES, CA 90045 0613108089 Page: 3 of 4

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

JAMES KEVIN SWAIN, individually and as representative of the estate of RUTH C. HUFF, deceased Plaintiff,

VS.

AL ROSS, Defendant NO. 05 CH 16165

DEFAULT JUDGMENT

This cause regularly coming on to be heard upon the complaint of plaintiff JAMES KEVIN SWAIN, individually and as representative of the estate of RUTH C. HUFF the defendant, AL ROSS, having failed to appear, the court having jurisdiction and being fully advised in the premises:

Now, therefore, the court finds as follows:

- 1. That it has jurisdiction of the part es hereto and the subject matter hereof;
- 2. That all material allegations of the complaint herein have been proved and are true:
- 3. That plaintiff is the owner in fee simple of certain real estate situated in County, Illinois, and described in the complaint, to wit:

LOT 52 IN CUMMINGS SUBDIVISION OF LOTS 45 TO 70. 79 TO 104, 113 TO 138, 147 TO 164 AND THE SOUTH 10 FEET OF LOTS 44, 71 79,105, 112, 139 AND 146 ALL IN THE 63RD STREET AND CENTRE AVENUE, A SUPDIVISION OF THE NORTH 12 OF THE NORTH EAST 14 OF THE NORTH WEST 14 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 LYING EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

4. Defendant AL ROSS unlawfully claims the right to possession of and title to said premises by virtue of a Quit-Claim deed, purportedly executed and delivered by SHIRLEY JONES on May 19, 2005, and recorded in the office of the Recorder of Cook County as document number 0514627033, Illinois, on May 26, 2005.

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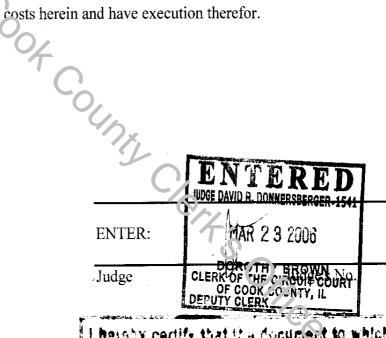
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- 5. Said deed is apparently valid, but not for reason that the grantor, SHIRLEY JONES, was not the owner of the property at the time she purportedly conveyed it to AL ROSS.
 - 6. That the equities of this case are with plaintiff.

WHEREFORE, it is ordered, decreed, and adjudged by the court as follows:

- A. That said claim of title in defendant be, and it is hereby, declared to be illegal and void and that the Recorder of Cook County, Illinois, or his successor, be and is hereby authorized and directed to cancel said deed, Document Number 0514627033, of record;
- B. That the title to the real estate hereinbefore described be, and it is hereby, quieted, established, and confirmed in the Estate of Ruth C. Huff, deceased, free and clear of any claim of defendant.
 - C. That plaintiff recover his costs herein and have execution therefor.

Michael DeLaney DeLaney Law Offices, Ltd. Attorney for Guardian 12416 S. Harlem, Suite 103 Palos Heights, IL 60463 (708) 361-8819 Attorney Number 37717



certification is **eff**i