

# UNOFFICIAL COPY



**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. 64<sup>th</sup> Street, CHICAGO, ILLINOIS.

Permanent Index Number (PIN): 20-20-106-017-0000

Property of Cook County Clerk's Office

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**Mail to:**

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

**THIS DOCUMENT PREPARED  
By:**

**MICHAEL S. DELANEY, ESQ.  
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12416 S. HARLEM AVE. - SUITE 103  
PALOS HEIGHTS, IL 60463  
(708) 361-8819**

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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<sup>RD</sup> STREET AND CENTRE AVENUE, SUBDIVISION OF THE NORTH  $\frac{1}{2}$  OF THE NORTH EAST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 OR OTHER CONDUIT.

Property of Cook County Clerk's Office

**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

**UNOFFICIAL COPY****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 parties 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 63<sup>RD</sup> STREET AND CENTRE AVENUE, A SUBDIVISION OF THE NORTH  $\frac{1}{2}$  OF THE NORTH EAST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 LYING EAST OF THE 3<sup>RD</sup> 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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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


	<b>ENTERED</b> JUDGE DAVID R. DONNERSBERGER-1541
ENTER:	MAR 28 2006
Judge	DOROTHY BROWN No. CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK

I hereby certify that the document to which this certification is affixed is a true copy.

APR 28 2006

*Dorothy Brown*

Dorothy Brown  
Clerk of the Circuit Court  
Cook County, IL



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