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Cook County Recorder of Deeds  
Date: 03/02/2007 03:56 PM Pg: 1 of 5

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

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

KIM HINES, )  
Plaintiff, )  
v. ) No. 05 CH 20004  
LUCIOUS BOYKIN and HOME ) Consolidated with  
MORTGAGE, INC., ) 05 M1 721771  
Defendants. ) P.I.N. 16-20-412-013-0000

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LUCIOUS BOYKIN )  
Counter-Plaintiff, )  
v. )  
KIM HAKANDE a/k/a KIM HINES )  
a/k/a KIM HINES FORRESTER, )  
Counter-Defendant, )  
and )  
HOME MORTGAGE, INC., )  
Third-Party Defendant. )

**AGREED JUDGMENT QUIETING TITLE**

This matter coming to be heard upon the Amended Counterclaim and Third-party Complaint to Quiet Title filed by LUCIOUS BOYKIN, due notice having been given and the Court being fully advised in the premises that the parties have resolved all differences between them and agree to the terms of this order.

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**NOW, THEREFORE**, the Court finds as follows:

1. That it has jurisdiction of the parties and the subject matter;
2. That pursuant to the Warranty Deed executed on March 10, 2003, LUCIOUS BOYKIN is the owner in fee simple of certain real estate situated in Cook County, Illinois and described in the complaint as follows:

LOT 24 IN BLOCK 1 ON KIRCHMAN'S AUSTIN AND 19<sup>TH</sup> STREET  
SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY

Permanent Index Number: 16-20-412-013-0000  
Commonly known as: 1825 S. 58<sup>th</sup> Court in Cicero, Illinois

3. That the Quitclaim Deed dated February 14, 2005 and recorded with the Cook County Recorder of Deeds as document number 0505627071 is invalid and as such KIM HINES, has no rights, title or interest in the property;
4. That HOME MORTGAGE, INC. is a mortgagee of the property as evidenced by a Mortgage recorded with the Cook County Recorder of Deeds as document number 0316840064;
5. That any claims of KIM HINES are invalid for the reasons stated in LUCIOUS BOYKIN'S counterclaim; and that any such claim constitutes a cloud upon the title of LUCIOUS BOYKIN to the real estate, which greatly diminishes the value and interferes with its sale; and
6. That the equities of this case are with LUCIOUS BOYKIN.

**WHEREFORE IT IS HEREBY ORDERED AND ADJUDGED:**

- a. KIM HINES voluntarily dismisses her Amended Complaint to Quiet Title against LUCIOUS BOYKIN and HOME MORTGAGE, INC., case number 05 CH 20004, without leave to refile;
- b. KIM HINES and HOME MORTGAGE, INC. agree to quiet title to the subject property in LUCIOUS BOYKIN;
- c. KIM HINES agrees to give immediate possession of the subject premises to LUCIOUS BOYKIN;
- d. LUCIOUS BOYKIN agrees to voluntarily dismiss his claim for past due rent and/or money judgment in his Forcible Entry and Detainer Complaint against KIM HINES, case number 05 M1 721771, with prejudice;

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e. That any claim of KIM HINES, be, and it is hereby, adjudged to be void;

f. That the property is subject to a mortgage held by HOME MORTGAGE, INC. recorded with the Cook County Recorder of Deeds as document number 0316840064;

g. That the title to the real estate described be, and it is hereby, quieted, established and confirmed in LUCIOUS BOYKIN, free and clear of any claim of KIM HINES a/k/a KIM HAKANDE a/k/a KIM HINES FORRESTER.

ENTERED:

Walter M. Pottle  
Judge Judge No. 1775

AGREED TO:

HOME MORTGAGE, INC.

BY: [Signature]  
Name Title

DATE: 2/27/07

KIM HINES a/k/a KIM HAKANDE a/k/a KIM HINES FORRESTER

BY: Kim Hines

DATE: 2-28-2007

LUCIOUS BOYKIN

BY: Lucious Boykin

DATE: Lucious Boykin

Prepared by/Return to:  
Natalie P. Nimerala  
FLAMM, TEIBLOOM & STANKO, LTD.  
20 North Clark Street, Suite 2200  
Chicago, IL 60602  
(312) 236-8400  
Atty No. 91334

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f. That the property is subject to a mortgage held by HOME MORTGAGE, INC. recorded with the Cook County Recorder of Deeds as document number 0316840064;

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**ENTERED**  
 JUDGE JUDGE KATHLEEN M. PANTLE  
 ENTERED:  
 FEB 28 2007  
 DOROTHY BEOWN  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY  
 DEPUTY CLERK

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Judge Kathleen M. Pantle Judge No. 1775

**AGREED TO:**

HOME MORTGAGE, INC.

BY: \_\_\_\_\_  
Name Title

DATE: \_\_\_\_\_

KIM HINES a/k/a KIM HAKANDE a/k/a KIM HINES FORRESTER

BY: [Signature]  
Kim Hines

DATE: 02/23/07

LUCIOUS BOYKIN

BY: \_\_\_\_\_  
Lucious Boykin

DATE: \_\_\_\_\_

Prepared by/Return to:  
Natalie P. Nimerala  
FLAMM, TEIBLOOM & STANKO, LTD.  
20 North Clark Street, Suite 2200  
Chicago, IL 60602  
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Atty No. 91334

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

Date MAR 02 2007

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

