

# UNOFFICIAL COPY

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

IN THE MATTER OF THE APPLICATION  
OF THE COUNTY COLLECTOR FOR  
JUDGMENT AND SALE AGAINST LANDS  
AND LOTS UPON WHICH ALL OR A PART  
OF THE GENERAL TAXES FOR TWO OR MORE  
YEARS ARE DELINQUENT PURSUANT TO  
SECTIONS 200/21-145 & 200/21-260  
OF THE PROPERTY TAX CODE

CONSOLIDATED CAUSE  
No. 02 CD 297

PETITION OF KINGSMEN, LLC  
PETITION OF TOWN OF CICERO



Doc#: 0727739125 Fee: \$36.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/04/2007 02:33 PM Pg: 1 of 7

## AGREED SETTLEMENT ORDER

THIS CAUSE, coming before this Court on TOWN OF CICERO'S and KINGSMEN, L.L.C.'S Joint Motion for Entry of an Agreed Settlement Order, to Vacate this Court's Order of May 2, 2003, to ratify and validate the Tax Deed issued to the Town of Cicero by the Clerk of Cook County on January 13, 2003, and to settle and resolve all matters in controversy in this consolidated action, this Court having jurisdiction of the subject matter and parties, all matters in controversy having been resolved and the Court being fully advised:

### **IT IS HEREBY ORDERED**

A) This Court's Order dated May 2, 2003, vacating the Order Directing Issuance of Tax Deed entered on January 13, 2003, and vacating and holding for naught the Tax Deed issued to the Town of Cicero on January 13, 2003, affecting the following described property, be and the same is hereby vacated nunc pro tunc to May 2, 2003, and held for naught, to wit:

See copy of Tax Deed Attached as Exhibit "A"

# UNOFFICIAL COPY

Permanent Index Number: 16-21-309-012-0000

Commonly known as: 1924 S. 52<sup>nd</sup> Ave., a/k/a 1924 S. Laramie Ave., Cicero, Illinois

B) The Tax Deed, attached as Exhibit "A", and issued on January 13, 2003 and recorded in the Office of the Recorder of Deeds of Cook County on March 12, 2003

and recorded in the Office of the Recorder of Deeds of Cook County on March 12, 2003 as document number 0030343420, conveying the above property to the TOWN OF CICERO, he and the same is hereby ratified, and this Court finds said Tax Deed to be valid and enforceable in every respect.

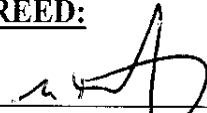
C) That the legal description as set forth on the recorded Tax Deed attached hereto as Exhibit "A" is sufficient to properly identify the subject property for all purposes including title company purposes.

D) The Settlement Agreement between the Town of Cicero and Kingsmen, L.L.C., is attached hereto as Exhibit "B" and is hereby incorporated herein.


E) By agreement of the parties this consolidated cause is hereby dismissed with prejudice, and this Court hereby retains jurisdiction of this consolidated cause for purposes of enforcing the terms of the aforesaid Settlement Agreement.


*F) THE COURT FINDS THAT THE TAX DEED RECORDED ON MARCH 12, 2003 AS DOCUMENT NUMBER 0030343420 IS IN FULL FORCE AND EFFECT AS OF JANUARY 13, 2003 AND ALL SUBSEQUENT REAL ESTATE TAXES ARE NULL AND VOID BY OPERATION OF LAW AND SECTION 21-95 OF THE PROPERTY TAX CODE.*

**AGREED:**

  
CARTER & REITER, LTD.  
Attorneys for KINGSMEN, L.L.C.  
40 N. Wells St., Suite 300  
Chicago, IL 60606  
(312) 346-5555  
Firm No. 34787

ENTER

  
Giglio & Del Galdo, LLC  
Attorneys for the Town of Cicero  
10526 W. Cermak, Suite 300  
Westchester, IL 60154  
Firm No. 41897

**ENTERED**  
JUDGE NATHANIEL R. HOWSE, JR. - 0772  
AUG 17 2007  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK 

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

Date OCT - 4 2007

Dorothy S. ...  
Clerk of the Circuit Court  
of Cook County, IL



# UNOFFICIAL COPY

0030343420

5773/0049 16 001 Page 1 of 4  
2003-03-12 12:39:20  
Cook County Recorder 30.50

## TAX DEED-REGULAR FORM

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )



No. 18380 D.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on April 9, 2001, the County Collector sold the real estate identified by permanent real estate index number 16-21-309-012-0000 and legally described as follows:

### LEGAL DESCRIPTION UNDER ATTACHED

**PROPERTY LOCATION:** on the west side of Laramie Ave., beginning approximately 922.8 feet north of Cermak Rd., in Cicero, Illinois

And the real estate not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real estate has complied with the laws of the State of Illinois, necessary to entitle him to a Deed of said real estate, as found and ordered by the Circuit Court of Cook County;

I, **DAVID D. ORR**, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, in consideration of the premises and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to **The Town of Cicero**, residing and having his (her or their) residence and post office address at 5410 W. 34<sup>th</sup> St., Cicero, Illinois 60804. His (her or their) heirs and assigns FOREVER, the said real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, being 35 ILCS 200/22-85, is recited, pursuant to law:

" Unless the holder of the certificate purchased at any tax sale under this code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration of one year period, be absolutely void with no right to reimbursement. If the holder of the certificate is prevented from obtaining a deed by injunction or order of any court, or by the refusal or inability of any court to act upon the application for a tax deed, or by the refusal of the clerk to execute the same deed, the time he or she is so prevented shall be excluded from computation of the one year period. "

Given under my hand and seal, this 13<sup>th</sup> day of January, 2003

David D. Orr County Clerk

EXEMPT  
BY TOWN ORDINANCE  
TOWN OF CICERO  
MA 3/6/03

# UNOFFICIAL COPY

0030343420 Page 2 of 4

No. 18386 D.

TWO YEAR  
DELINQUENT SALE

DAVID D. ORR  
County Clerk of Cook County Illinois

TO

MAIL TO:

JUDD M. HARRIS  
ATTORNEY AT LAW  
123 W. MADISON  
18<sup>TH</sup> FLOOR  
CHICAGO, IL 60602

EXEMPT  
BY TOWN ORDINANCE  
TOWN OF CICERO  
JA 3/6/03

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0030343420

## LEGAL DESCRIPTION RIDER

P.I.N. NUMBER 16-21-309-012

THAT PART OF THE GRANT LAND ASSOCIATION RESUBDIVISION EAST OF A LINE COMMENCING AT A POINT 511.66' WEST OF THE NORTHEAST CORNER OF BLOCK 11 THEN NORTHWESTERLY ON A CURVE LINE CONVEX SOUTHWESTERLY WITH RADIUS OF 278.9' A DISTANCE OF 125.4' TO A POINT 48.4' EAST OF THE WEST LINE AND 103.17' NORTH OF THE NORTH LINE OF BLOCK 11 THEN NORTHWESTERLY IN A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVE 6.24' THEN NORTHWESTERLY ON A CURVE LINE TANGENT TO THE LAST DESCRIBED LINE CONVEX NORTHWEST WITH A RADIUS OF 330' A DISTANCE OF 32.12' TO A POINT 35.78' EAST OF THE WEST LINE AND 139.61' NORTH OF THE NORTH LINE OF BLOCK 11 THEN NORTHEASTERLY 18.86' TO A POINT 54' EAST OF THE WEST LINE AND 144.5' NORTH OF THE NORTH LINE OF BLOCK 11 THEN NORTHWESTERLY ON A CURVE LINE CONVEX SOUTHWESTERLY WITH RADIUS OF 279.9' TO A POINT IN THE SOUTH LINE OF BLOCK 13 602.55' WEST OF THE SOUTHEAST CORNER OF SAID BLOCK (A PIECE OF LAND 200' WIDE BETWEEN BLOCK 11 AND BLOCK 13) 2.50 ACRES IN SECTION 21 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN IN COOK COUNTY ILLINOIS

EXEMPT  
 BY TOWN ORDINANCE  
 TOWN OF CICERO  
 JIA 3/6/03

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0030343420

STATEMENT BY GRANTOR AND GRANTEE

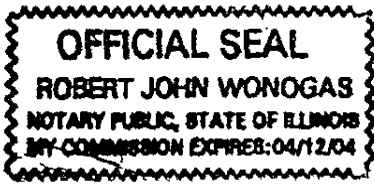
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 29<sup>th</sup> January, 2003

Signature: David D. Orr  
Grantor or Agent

Signed and Sworn to before me  
by the said DAVID D. ORR  
this 29<sup>th</sup> day of JANUARY, 2003.

Robert John Wonogas  
NOTARY PUBLIC



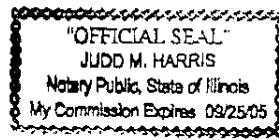
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 10, 2003

Signature: [Signature]  
Grantee or Agent

Signed and Sworn to before me  
by the said L. Jenkins  
this 29 day of January, 2003

[Signature]  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)