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Doc#: 0811218051 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/21/2008 02:44 PM Pg: 1 of 5

IN THE CIRCUIT COURT OF COOK COUNTY, IL
COUNTY DEPARTMENT, CHANCERY DIVIS

FELIX V. REALEZA and NORIETA
DOMINGO-REALEZA,

Plaintiffs,

v.

PAUL L. SHELTON,

Defendant.

No. 08 CH 02379

**AGREED ORDER TO QUIET TITLE AND
ENTER FINAL JUDGMENT ON ALL ISSUES**

This matter coming on for the entry of an Agreed Order upon the agreed facts stipulated between the parties, this Court finds and holds as follows.

1. Felix Realeza and Norieta Realeza (the "Realczas") own certain real estate in Cook County, Illinois, with a street address of 5238 Greenleaf Street, Skokie, Illinois, which is legally described as follows:

Lot #1 and 32 (except the East 20 feet thereof) in Block 4 in Arthur Dumas' Terminal Subdivision of the North 3/4 (except the South 30 rods thereof) of the East 1/2 of the Northwest 1/4 of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 10-21-116-056 (Volume 119)

2. Paul L. Shelton ("Shelton") commenced a lawsuit for money damages only against former owners of the Property named Charles Antony and Alphonsa Antony (the "Antonys") in the Circuit Court of Cook County, Illinois, Case 05 L 00138 ("Shelton's suit").

3. On March 1, 2005, Shelton recorded or caused to be recorded a *lis pendens* notice of the Shelton suit as document 0608012072 in the Office of the Recorder of Deeds in Cook County, Illinois. A copy of said *lis pendens* notice is marked Exhibit A and attached hereto.

4. The Illinois *Lis Pendens* statute, 735 ILCS 5/2-1901, permits the recording of a *lis pendens* notice for, among other things, "actions seeking equitable relief, affecting or involving

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real property" The Shelton suit did not qualify under the statute for a *lis pendens* against the property.

5. During the course of the Shelton suit, a judgment was entered in favor of Shelton and against the Antonys on April 13, 2006. The Antonys conveyed their real estate to Orham Mendo and Will W. Mendo ("the Mendos") on April 26, 2006. The judgment was vacated August 22, 2006.

6. On June 29, 2007, the Mendos conveyed the Property to the plaintiffs in this case, Felix Realeza and Norma Domingo-Realeza. Thereafter a judgment for money damages only was entered in favor of Shelton in his case.

7. The *lis pendens*, Exhibit A, did not give constructive notice to the plaintiffs because it was unauthorized by statute and the plaintiffs are otherwise bona fide purchasers without notice or knowledge of adverse claims to the Property.

8. The Realezas filed their Complaint to Quiet Title to Real Estate against Paul L. Shelton on January 18, 2008, for the purpose of removing Shelton's *lis pendens* from record title as a cloud on the title of the Realezas.

9. The underlying action and the entry of this Order do not address and do not resolve the merits of any past or future actions or claims by Paul Shelton against the Antonys and their agents, insurers, and other potentially responsible parties.

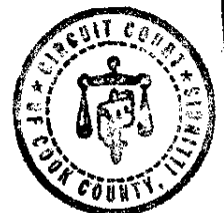
10. The judgment entered on November 30, 2007, in the matter of Paul Shelton v. Charles Antony and Alphonsa Antony, Case 05 L 1138, shall remain in full force and effect.

IT IS THEREFORE ORDERED THAT:

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
Date **APR 21 2008**
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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1. Shelton's *lis pendens* is stricken and expunged from the record title, and Shelton has no claim of judgment lien against the real estate that is the subject of this action and which is described in the *lis pendens*.

2. The Realezas' action against Shelton to quiet title is therefore dismissed with prejudice and without costs; all costs having been paid.

Date: February __, 2008.

ENTER: _____

| |
|---|
| ENTERED |
| JUDGE DANIEL A. RILEY-1644 |
| APR 14 2008 |
| DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK |

AGREED:
FELIX V. REALEZA and NORIETA
DOMINGO-REALEZA

AGREED:
PAUL L. SHELTON

By: William J. Holloway
Their Attorney

By: Joseph Young
His Attorney

William J. Holloway
Kristy Singler
HINSHAW & CULBERTSON LLP
222 N. LaSalle, Suite 300
Chicago, IL 60601
312-704-3000
Firm No. 90284

Property of Cook County Clerk's Office

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LIS PENDENS NOTICE

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Paul L. Shelton

plaintiff

v.

Charles Antony, Alphonsa Antony
defendant



Doc#: 0506012072
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/01/2006 03:18 PM Pg: 1 of 1

No. 05L 001138
CALENDAR H
BREACH OF CONTRACT

LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause was filed in my office on the 28th
day of January, 2005 and is now pending in said court and that the property affected
by said cause is described as follows:

Lot 31 and 32 (Except the East 20 Feet thereof) in Block 4 in Arthur Dunas' Terminal
Subdivision of the North 3/4 (Except the South 30 Rods thereof) of the East 1/2 of the Northwest
1/4 of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, In Cook
County, Illinois.
PIN 10-21-116-056 (Volume 119)

In Cook County, Illinois.

Witness my hand and the seal of said court.

Atty. No.: 55351
Name: Joseph Younes
Atty. for: Paul L. Shelton
Address: 22 W. Monroe, Suite 2102
City/State/Zip: Chicago, IL 60603
Telephone: 312/372-1122



Joseph Younes

Clerk of the Circuit Court

By _____
Deputy Clerk