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

NORTHERN ILLINOIS CONFERENCE OF)
THE UNITED METHODIST CHURCH, an)
Illinois Non-Profit Corporation,)

Plaintiff,)

vs.)

GENCO REAL ESTATE CO., an Illinois cor-)
poration, PHILIP L. RADMER, and CHESTER)
LIU (the latter being a fictitious person voluntarily)
dismissed and no longer a party of this Cause),)

Defendants.)

Case No. 08 CH 34061



Doc#: 0928034060 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/07/2009 01:29 PM Pg: 1 of 5

DEFAULT JUDGMENT ORDER AND DECREE QUIETING AND RESTORING TITLE TO PLAINTIFF'S REAL PROPERTY

THIS CAUSE, coming before the Court on Motion for Default Judgment filed in behalf of Plaintiff, NORTHERN ILLINOIS CONFERENCE OF THE UNITED METHODIST CHURCH, an Illinois non-profit corporation, the official judicatory representing United Methodist local congregations in and around Cook County, Illinois, originally brought against Defendants GENCO REAL ESTATE CO., an Illinois business corporation now dissolved, PHILIP L. RADMER, an individual now incarcerated at Vandalia Correctional Center, having been convicted of the theft of religiously owned real estate, and with an additional named Defendant, one CHESTER LIU, averred to be a fictional person with a non-existent residential address who was utilized by Defendant RADMER as a "straw man" or conduit to convey the stolen real estate to his corporation, GENCO, the current record titleholder of the subject vacant lands and LIU having never appeared or been found being neither a necessary party nor capable of being affected by the relief sought herein against RADMER and GENCO and having thus been voluntarily dismissed by Plaintiffs as a Defendant hereto under

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Code of Civil Procedure, Sec. 5/2-1009, the matter being before the Court on Verified Complaint, the remaining named Defendants and real parties in interest, RADMER and GENCO,, having neither appeared nor answered, and the Court being fully apprised in the premises,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the relief sought by Plaintiff Conference in its Verified Complaint is hereby granted, *to wit*:

1. It has been averred, under oath, and the Court SO FINDS, that on or about October, 2005, two parcels of vacant real estate in Chicago, Cook County, Illinois, then held in the name of "Christ United Methodist Church," a chartered former United Methodist congregation which had been discontinued by Plaintiff Conference in 2002, were misappropriated by the Defendants through a scheme which was begun by Defendant RADMER'S false and unauthorized incorporation of said "Christ United Methodist Church" under the non-profit laws of Illinois, that the scheme was completed by RADMER and his solely controlled Corporation, as imposters and strangers to the title of said Church's real estate, through conveyances, purportedly in the name of the aforementioned fraudulently organized non-profit corporation; that the steps in the scheme included an interim person believed to be a fictitious and non-existent person who by virtue of interim transfers of the property to the final grantee and current record titleholder, namely, the GENCO REAL ESTATE CO., (Defendant RADMER'S former business corporation). GENCO, which was subsequently involuntarily dissolved and never possessed any lawful or equitable basis or authority to lay claim to said property; and that the named Defendant LIU, as an interim purported transferor, neither has, retained, nor could he claim any current interest or right in the real property here in question which is legally described as:

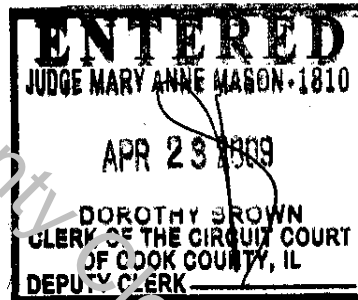
Lots 25 and 26 in Block 4 in Lucy M. Green's Add. to Chicago, Lot 25 being a Subdivision of the Northeast 1/4 and Lot 26 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 14 E. of the T.P.M. in Cook County, IL.

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2. It is therefore the JUDGMENT, ORDER and DECREE of this Court, rendered jointly and severally against the two aforesaid Defendants, RADMER and GENCO (the originally named and dismissed LIU no longer being a party), that the legal and equitable titles to the above-described lands be, and they hereby are quieted and restored to the rightful owner, Plaintiff, THE NORTHERN ILLINOIS CONFERENCE OF THE UNITED METHODIST CHURCH, to have and to hold for its further ownership and use and/or disposition by deed to a successor local church as may be designated by it, with all lawful ownership rights, privileges and benefits pertaining to such restored ownership, effective immediately. The costs of this suit are taxed to the Defendants.

April
March 23, 2009

ENTER: /s/ Mary Anne Mason, J.
Judge, Chancery Division



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**CERTIFICATE OF RESOLUTIONS ADOPTED BY
THE BOARD OF TRUSTEES OF
THE NORTHERN ILLINOIS ANNUAL CONFERENCE
OF THE UNITED METHODIST CHURCH,
AN ILLINOIS NON-PROFIT CORPORATION**

Dated: August 6, 2009

The undersigned hereby certifies that on the above date at a meeting of the Trustees of the Northern Illinois Annual Conference of The United Methodist Church, due notice having been given, a quorum and all necessary Trustees being present, upon motion duly made and seconded, voted in open session, the following resolutions were unanimously adopted:

RESOLVED, pursuant to a recently concluded litigation in the Chancery Division of the Circuit Court of Cook County, Illinois, resulting in an Order of Court dated April 23, 2009 quieting title to two (2) parcels of real estate which had been fraudulently misappropriated from Greater Englewood Parish (formerly Christ United Methodist Church), a copy of which Order is attached; and

RESOLVED FURTHER, that pursuant to the applicable provisions of the *Book of Discipline of the United Methodist Church* and the Trustees as interim titleholder pursuant to the Court's Order hereby authorize the transfer and conveyance of the real estate (vacant), and any and all appurtenances, commonly known as 6401 S. Sangamon Street, Chicago, Illinois 60621; legal description set forth in **Exhibit A** attached hereto and made a part hereof (PIN Nos. 20-21-204-023 and 20-20-204-024); and

RESOLVED FURTHER, that the Trustees hereby authorize such transfer by Quit Claim Deed, with United Methodist Trust Clause included, for a consideration of One Dollar (\$1.00); and

RESOLVED FURTHER, that any of the Conference's and/or the local church's trustees and officers, agents or attorneys for them are hereby authorized to take all necessary steps to carry out the foregoing actions leading to completion of the transfer including any necessary deeds or other written instruments and any and all other acts or undertakings necessary or useful in order to complete said conveyance, including proper recordation.


Secretary, Board of Trustees

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EXHIBIT A

LEGAL DESCRIPTION

Lots 25 and 26 in Block 4 in Lucy M. Green's Add. to Chicago,
Lot 25 being a Subdivision of the Northeast 1/4 and Lot 26 of
the Northeast 1/4 of the Northeast 1/4 of Section 20, Township
38 North, Range 14 E. of the T.P.M. in Cook County, IL.

PINS

20-20-204-023

20-20-204-024

Proprietary
Cook County Clerk's Office