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Doc#: 1017529048 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2010 12:15 PM Pg: 1 of 5

**ORDER TO QUIET TITLE**

Prepared by and Mail to:  
Jeremy P. Kreger  
Stahl Cowen Crowley Addis LLC  
55 W. Monroe, Suite 1200  
Chicago, IL 60603

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**RECORDING COVER PAGE**

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

AMTRUST BANK, as assignee,

Plaintiff,

vs.

RICKIE J. PENNINGTON, DEBORAH MASSARI,  
AURORA LOAN SERVICES, LLC, DOYLE,  
ALTSCHULER & TATE, LLC,  
BOSCH & COHEN HOLDINGS, INC., CITY OF  
CHICAGO, UNKNOWN OWNERS AND  
NON RECORD CLAIMANTS,

Defendants.

NO. 09 CH 38414

### ORDER TO QUIET TITLE

This cause comes to be heard on the prove-up of the complaint of the plaintiff, CitiMortgage, Inc., as assignee, and the Court, having examined the files and records in this cause and having heard the evidence presented through affidavit and being fully advised in the premises:

#### **IT IS HEREBY FOUND:**

1. Each of the defendants in this cause has been duly and properly brought before the Court either through service of summons, publication and mailing or entry of appearance, all in manner provided by law;
2. Due and proper notice has been given each of the defendants during the process of this cause, as required by law;
3. The Court now has jurisdiction of all the parties to this cause and the subject matter thereof;

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4. All of the defendants herein have been previously defaulted for want of answer and the complaint is taken as confessed by each and all of them;

5. Defendant, Rickie J. Pennington, is the owner of the fee simple title of certain real estate situated in Cook County, Illinois, to wit:

LOT 19 IN NEW KIRK'S SUBDIVISION OF THE WEST 332 FEET OF THE 595.4 FEET SOUTH OF AND ADJOINING THE NORTH 265 FEET OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-23-400-072

Commonly known as 1810 S. Drake, Chicago, Illinois (hereinafter, the "Property");

6. Amtrust Bank, as assignee, has a valid and enforceable first lien upon the Property by virtue of the mortgage granted to Mortgage Electronic Registration Systems, Inc. as nominee for The Designer Financial Group, Inc.;

7. Any and all claimed outstanding interest in the Property by the defendants named in said complaint, other than Rickie J. Pennington are apparent only and not real, but they remain as clouds on the title of the plaintiff and Rickie J. Pennington.

**IT IS HEREBY ORDERED:**

a. Title to the Property described as follows:

LOT 19 IN NEW KIRK'S SUBDIVISION OF THE WEST 332 FEET OF THE 595.4 FEET SOUTH OF AND ADJOINING THE NORTH 265 FEET OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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be quieted and confirmed in the plaintiff Rickie J. Pennington.

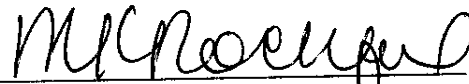
b. It is further ordered, adjudged, and decreed that the claims and alleged rights of all the defendants herein, other than Rickie J. Pennington are hereby declared null and void, and said defendants are hereby restrained and perpetually enjoined from asserting any claim or title in or to said premises adversely to the plaintiff herein.

c. Amtrust Bank, as assignee, has a valid and enforceable first lien upon the Property.

d. There is no just reason to delay enforcement or appeal of this order.

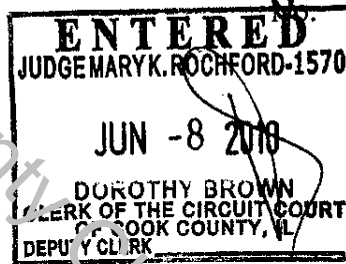
Entered this 8<sup>th</sup> day of June, 2010

**ENTER:**



Judge

Order prepared by:  
Jeremy P. Kreger  
Stahl Cowen Crowley Addis LLC  
55 West Monroe Street – Suite 1200  
Chicago, Illinois 60603  
(312) 641-0060  
Atty. No. 38642



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I hereby certify that the document to which this certification is affixed is a true copy. 6-23-2010

*Dorothy Brown*

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

