

# UNOFFICIAL COPY



1132626005

Doc#: 1132626005 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/22/2011 08:20 AM Pg: 1 of 3

Property of Cook County Clerk's Office

## ORDER

PIN # 13-15-404-039-1003

**BOX 162**

O'CONNOR TITLE SERVICES #

11325-49

**BOARD OF DIRECTORS OF KEDVALE TERRACE CONDOMINIUM  
ASSOCIATION,  
V.  
JOHN RODRIGUEZ**

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

BOARD OF DIRECTORS OF KEDVALE TERRACE )  
 CONDOMINIUM ASSOCIATION, )  
 ) Plaintiff, )  
 v. )  
 )  
 JOHN RODRIGUEZ, )  
 )  
 ) Defendants. )

No. 09 CH 30928

### ORDER

THIS CAUSE, having come before the Court for oral arguments on Plaintiff's Motion to Set Aside Fraudulent Transfer, due notice having been given and the Court being duly advised in the premises, the COURT FINDS AS FOLLOWS: *and John Rodriguez failing to appear on October 19, 2011.*

1. John Rodriguez made a fraudulent transfer of his interests in the property commonly known as 4339 North Kedvale Ave, Unit 1-N, Chicago, IL 60641, PIN of 13-15-404-039-1003.
2. Said transfer was made with the intent to hinder, delay or defraud a creditor, specifically the Board of Directors of Kedvale Terrace Condominium Association.
3. The transfer was done after judgment has been entered in this matter against John Rodriguez and after the Court denied Rodriguez's Motion for Clarification and to Object and Rodriguez's Motion to Vacate and to Disqualify.
4. ~~The transfer was to an insider, Rodriguez retained possession, and Rodriguez had been sued and judgment entered against him.~~ *in this case*

### IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

- A. Plaintiff's Motion is granted.
- B. Pursuant to 740 ILCS 160/1, et seq., the deeds recorded on August 6, 2011 and August 8, 2011 with the Cook County Recorder of Deeds as Doc #115719058 and Doc #1122044062, respectively, purporting to transfer John Rodriguez's interest in the property commonly known as 4339 North Kedvale Avenue, Unit 1-N; Chicago, Illinois 60641 are hereby set aside and voided.
- C. Title shall remain vested in John Rodriguez to the extent it was previously vested in him prior to the August 6, 2011 and August 8, 2011 fraudulent transfers.

Circuit Court - 1652

OCT 19 2011

JUDGE LEE PRESTON, 2011

*prepared by:*  
 TRESSLER LLP  
 Attorneys for: Plaintiff  
 233 South Wacker Drive, 22<sup>nd</sup> Floor  
 Chicago, Illinois 60606-6399  
 Telephone: (312) 627-4000  
 Firm No. 46239  
 #526137

ENTER:

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Judge  
 Judge's No.

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**Property:** 4339 North Kedvale Avenue, Unit 1N, Chicago, Illinois 60641 **County:** Cook

**Legal Description:** Unit 103 together with its undivided percentage interest in the common elements in Kedvale Terrace Condominium, as delineated and defined in the Declaration recorded as Document #19706065, as amended from time to time, in the Southeast quarter of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**Permanent Index**            13-15-404-039-1003  
**Number(s):**

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