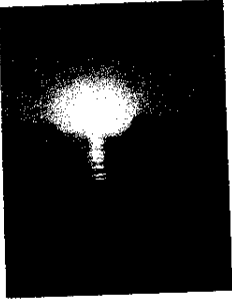


UNOFFICIAL COPY



1227147004

Doc#: 1227147004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2012 10:01 AM Pg: 1 of 2



EL GOLDSTONE
COMMUNITY CORP

WE BUILD HOMES
WE BUILD COMMUNITIES

STATE OF ILLINOIS }
COUNTY OF COOK } SS
NON-DOMESTIC }

WORK PERMIT NUMBER: MDNM03-12

CERTIFIED AFFIDAVIT OF PUBLIC NOTICE

NOTICE TO PRINCIPAL IS NOTICE TO AGENT NOTICE TO AGENT IS NOTICE TO PRINCIPAL

E.L. Goldstone Community Corp is partially a consulting and investment firm with a financial focus on community development and community safety. Violence and crime is heavily associated with abandoned vacant properties, and decreases the monetary and moral value of communities. According to most national financial statistics, The State of Illinois is consistently ranked in the top ten states for foreclosure and harboring abandoned vacant properties. For that cause, E.L. Goldstone Community Corp's mission statements regarding abandoned vacant properties are as follows:

- ↓ Secure abandoned properties, minimizing opportunities for crime, violence, and vandalism in immediate neighborhoods
- ↓ Clean and sanitize all trash and debris on interior and exterior of properties, increasing the value of the properties and communities
- ↓ Maintain all land care and sanitation, and if necessary, make repairs and improvement to properties, increasing the value of properties and communities
- ↓ Notify city and county officials including county/local police departments, and all legal interest parties for communal support, governmental assistance, safety, and due process of law (also see attached, CERTIFIED AFFIDAVIT OF ADVERSE POSSESSION, LAND CARE, AND SANITATION)
- ↓ Educate residents on the necessity of cleaning and securing their immediate neighborhoods. It is the residents and citizens responsibility to maintain safe conducive communities

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

LOT 8 IN BLOCK 4 IN MERRILL LADD'S ADDITION TO EVANSTON IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 10-13-221-011-0000, COMMON ADDRESS 1717 DARROW AVENUE, EVANSTON, IL

THIS PROPERTY HAS BEEN IDENTIFIED AS AN ABANDONED VACANT PROPERTY. PURSUANT TO CIVIL PROCEDURE 735 ILCS 5/ARTICLE XIII PART 1 REAL ACTIONS SECTION 13-101 - 13-122, E.L. GOLDSTONE COMMUNITY CORP IS IN ADVERSE POSSESSION OF SAID PROPERTY AND HERINAFTER VOLUNTARILY CARES FOR SAID PROPERTY, PERFORMING ALL LAWFUL/LEGAL REQUIREMENTS OF THE STATE OF ILLINOIS TO OBTAIN ADVERSE POSSESSION. ALSO SEE ATTACHED, CERTIFIED AFFIDAVIT OF ADVERSE POSSESSION, LAND CARE, AND SANITATION. ADDRESS ALL CORRESPONDENCE TO E.L. GOLDSTONE COMMUNITY CORP, 903 W. 35TH ST. STE# 409, CHICAGO, IL 60609. PHONE NUMBER: 877-748-5577.

William E. Rollins EL Silas Judah Sr.

William E. Rollins-EL, Silas Judah Sr., Owner Operators
ALL RIGHTS RESERVED WITHOUT PREJUDICE
Date: 09/26/12

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

UNOFFICIAL COPY**E.L. GOLDSTONE COMMUNITY CORP WORK PERMIT FOR ABANDONED VACANT PROPERTIES**STATE OF ILLINOIS }
COUNTY OF COOK } SS
NON-DOMESTIC }WORK PERMIT NUMBER: MDNM03-12
RECORDED AT COOK COUNTY RECORDER OF DEEDS AS DOCUMENT #**CERTIFIED AFFIDAVIT OF ADVERSE POSSESSION, LAND CARE, AND SANITATION**

NOTICE TO PRINCIPAL IS NOTICE TO AGENT NOTICE TO AGENT IS NOTICE TO PRINCIPAL

Pursuant to 735 ILCS 5/13-101 Real Actions (from Ch. 110, par. 13-101) Twenty years - Recovery of land: No person shall commence an action for the recovery of lands, nor make an entry thereon, unless within 20 years after the right to bring such action or make such entry first accrued, or within 20 years after he, she or those from, by, or under whom he or she claims, have acquired title or possession of the premises, except as provided in Sections 13-102 through 13-122 of this Act.

Pursuant to 735 ILCS 5/13-102 Real Actions (from Ch. 110, par. 13-102) Breach of condition subsequent: No person shall commence an action for the recovery of lands, nor make an entry thereon, by reason of the breach of a condition subsequent, unless within 7 years after the time that condition is first broken. Continuing, successive or recurring breaches shall not extend the time for commencing the action or making the entry. Possession shall be deemed to be adverse and hostile from and after the first breach of a condition subsequent, notwithstanding the occurrence of successive or recurrent breaches.

Pursuant to 735 ILCS 5/13-103 Real Actions (from Ch. 110, par. 13-103) Termination of estate upon limitation: No person shall commence an action for the recovery of lands, nor make an entry thereon, by reason of the termination of an estate upon limitation or of an estate upon conditional limitation, unless within 7 years after the termination.

Pursuant to 735 ILCS 5/13-104 Real Actions (from Ch. 110, par. 13-104) Under mortgage or lease: Nothing in Sections 13-102 and 13-103 of this act affects the time for the enforcement of any right under or by virtue of a mortgage or lease.

Pursuant to 735 ILCS 5/13-106 Real Actions (from Ch. 110, par. 13-106) Accrual of right of entry or to bring action: The right to make an entry or bring an action to recover land shall be deemed to have first accrued at the times respectively hereinafter provided:

(a) When any person is wrongfully ousted from possession, his or her right of entry or of action shall be deemed to have accrued at the time of such wrongful ouster. (b) When he or she claims as heir or legatee of an owner in possession who died, his or her right shall be deemed to have accrued at the time of such death, unless there is an estate intervening after the death of such ancestor or testator; in which case his or her right shall be deemed to accrue when such intermediate estate expires, or when it would have expired by its own limitations. (c) When there is such an intermediate estate, and in all other cases when the party claims by force of any remainder or reversion, his or her right, so far as it is affected by the limitation herein prescribed, shall be deemed to accrue when the intermediate or precedent estate would have expired by its own limitation, notwithstanding any forfeiture thereof for which he or she might have entered at an earlier time. (d) Paragraph (c) of this Section shall not prevent a person from entering when entitled to do so by reason of any forfeiture or breach of condition; but if he or she claims under such a title, his or her right shall be deemed to have accrued when the forfeiture was incurred or the condition was broken. (e) In all cases not otherwise specially provided for, the right shall be deemed to have accrued when the claimant, or the person under whom he or she claims, first became entitled to the possession of the premises under the title upon which the entry or the action is founded.

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PARCEL ID NUMBER: 10-13-221-011-0000, COMMON ADDRESS 1717 DARROW AVENUE, EVANSTON, IL

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William E. Rollins-El Silas Judah Sr.

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