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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2013 03:39 PM Pg: 1 of 4

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

Estate of )  
JOAN HARDY, deceased, )  
Plaintiff, )  
v. )  
CITIGROUP, INC., DISTRICT SAVINGS )  
AND LOAN ASSOCIATION, UNKNOWN )  
OWNERS and NON-RECORD CLAIMANTS, )  
Defendants. )

NO. 2012 P 6351

PROBATE  
CAL 08

JUDGMENT ORDER

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BOX 15

THIS CAUSE COMING TO BE HEARD upon Motion of plaintiff, Benjamin Hardy, Independent Administrator of the Estate of Joan Hardy, Deceased, for judgment; defendant Citibank NA, incorrectly sued as Citigroup, Inc., having quit claimed all of its right title and interest in the Premises to plaintiff; defendants District Savings and Loan Association and Unknown Owners and Non-Record Claimants having been served by publication pursuant to Sections 2-206 and 2-413 of the Code of Civil Procedure; and defendants District Savings and Loan Association and Unknown Owners and Non-Record Claimants having failed to appear or answer plaintiff's Amended Complaint to Quiet Title in these Supplemental Proceedings within the time permitted by law; and the Court being advised in the premises;

THE COURT FINDS THAT:

Fidelity Natural Title

1. The Court has jurisdiction of the parties and the subject matter of this action.
2. The Estate of Joan Hardy, deceased, is the legal owner of and holds title to property located at 2915 East 130th Street Chicago, Illinois 60633 ("The Premises") which is legally described as follows:

Lot 5 in block 6 in Ford city subdivision No. 1, a subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 and that part of the West 1/2 of the Northwest 1/4 of section 31 Township 37 North, range 15 lying northeasterly of

S	X
P	Y
S	Y
SC	Y
INT	Y

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the Kensington & Eastern Railroad and East of the 100 feet right-of-way of the Chicago & Western & Illinois railroad, except streets heretofore dedicated, in Cook County Illinois.

PERMANENT INDEX NUMBER: 26-31-105-006-0000

3. Defendant District Savings and Loan Association received a Sherriff's Deed recorded with the Cook County Recorder's Office under Document Number 20113686, dated April 17, 1967. District Savings and Loan Association sold the property to Joan Hardy and her former husband, but failed to record a deed to the Hardys.

4. Defendant District Savings and Loan ceased to exist in about 1970, and the Hardys' deed was lost.

5. Defendant Citibank NA, incorrectly sued as Citigroup, Inc., received a mortgage, mortgage loan number M-20-131018-4 from the Hardys, and the said loan was paid in full prior to 1995, but neither the mortgage nor the release of mortgage was recorded in the Cook County Recorder's Office.

6. On September 16, 1977, the Honorable Raymond Drymalski ordered and decreed that Joan Hardy's former husband quit claim his interest in the Premises to Joan Hardy in case no. 77 D 10995 in the Circuit Court of Cook County, Illinois. The Quit Claim Deed was not recorded in the Cook County Recorder's Office.

7. At the time of her death and for more than 30 years prior thereto, Joan Hardy owned and held title to The Premises.

8. At the time of her death and for more than ten years prior thereto, Joan Hardy occupied and possessed The Premises under claim and color of title, made in good faith, and paid all taxes legally assessed on The Premises.

9. Since the death of Joan Hardy on March 31, 2007, her Estate has held continuous possession of The Premises.

10. Joan Hardy was during her lifetime and at the time of her death the one, true and lawful owner in fee of The Premises.

11. Upon the death of Joan Hardy on March 31, 2007, her Estate became the sole owner of the Premises by operation of law.

12. The claims of the defendants and all others are invalid and constitute a cloud on the title of Plaintiff to said real estate.

NOBATE  
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## IT IS THEREFORE DECLARED, ORDERED AND ADJUDGED THAT:

I. Full and unencumbered fee simple absolute Title to the premises located at 2915 East 130th Street Chicago, Illinois 60633, legally described as:

Lot 5 in block 6 in Ford city subdivision No. 1, a subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 and that part of the West 1/2 of the Northwest 1/4 of section 31 Township 37 North, range 15 lying northeasterly of the Kensington & Eastern Railroad and East of the 100 feet right-of-way of the Chicago & Western & Illinois railroad, except streets heretofore dedicated, in Cook County Illinois.

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is vested in Joan Hardy from April 17, 1967 until the date of her death, March 31, 2007, and from that date until the present, in plaintiff Estate of Joan Hardy, Deceased;

II. Defendant Citibank NA, incorrectly sued as Citigroup, Inc., is directed to execute a Quit Claim Deed in favor of Plaintiff on or before April 30, 2013;

III. Any and all claims of defendants District Savings and Loan Association, Unknown Owners and Non-Record Claimants are hereby extinguished, null and void, and held for naught;

IV. A certified copy of this Order shall be recorded in the Cook County Recorder's Office and shall stand as and for title to the Premises quieted, established, and confirmed in Plaintiff; and

V. There is no just reason to delay the enforcement or appeal of this Order.

PROBATE  
CAL 08

**ENTERED**

ENTER:

JUN 25 2013

Assoc. Judge Susan Coleman 1747

*Susan Coleman 1747*

Atty No. 43177  
Timothy M. Kelly  
Scannell & Associates, P.C.  
9901 South Western Ave.  
Chicago, Illinois 60643  
(773) 233-2100

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

Date July 10, 2013

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

