

UNOFFICIAL COPY

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

BANK OF AMERICA, NATIONAL
ASSOCIATION

vs.

STEFAN TOPORKIEWICZ a/k/a
S. TOPORKIEWICZ, HARRIET Z.
TOPORKIEWICZ a/k/a HARRIET
TOPORKIEWICZ and STEVE AND
SON MANAGEMENT, INC., f/k/a
S.A. MANAGEMENT, INC., an Illinois
corporation.



Doc#: 1500919121 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2015 12:02 PM Pg: 1 of 5

Notice of Court Order

Attached is an order entered in the above-referenced lawsuit by Judge Anna M. Loftus. That order finds, among other things, that S.A. Management, Inc. n/k/a Steve and Son Management, Inc., conveyed the following property to Stefan Toporkiewicz on June 11, 2008:

Lot 17 and 18 in Harvey, a subdivision of the East ½ of the Northeast 1/4 of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 29-18-231-024-0000 and 29-18-231-025-0000

Address: 15432 S. Ashland Avenue, Harvey, Illinois

Recorded by and to be returned to:

Carrie A. Dolan
Cohon Raizes & Regal LLP
208 S. LaSalle Street, Suite 1860
Chicago, IL 60604
312-658-2204

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

BANK OF AMERICA, NATIONAL ASSOCIATION,)

Plaintiff,)

vs.)

STEFAN TOPORKIEWICZ a/k/a)
S. TOPORKIEWICZ, HARRIET Z.)
TOPORKIEWICZ a/k/a HARRIET)
TOPORKIEWICZ, and STEVE AND)
SON MANAGEMENT, INC., f/k/a)
S.A. MANAGEMENT, INC., an Illinois)
corporation,)

Defendants.)

Case No. 14 CH 2369

Property address:
15432 S. Ashland Ave., Harvey, IL 60426

Calendar 59

Order for Motion for Summary Judgment as to Count I

This cause coming to be heard on Plaintiff Bank of America, National Association's motion for summary judgment on Count I of its Complaint for Declaratory Judgment, Foreclosure and Other Relief, due notice being given, counsel for Plaintiff being present, and the court being advised in the premises.

THE COURT FINDS THAT:

A. Defendant S.A. Management, Inc. n/k/a Steve and Son Management, Inc. conveyed real estate commonly known as 15432 S. Ashland Ave., Harvey, IL 60426 ("Real Estate" to Stefan Toporkiewicz ~~and Harriet Toporkiewicz~~ via quitclaim deed dated June 11, 2008, a copy of which is attached to this order ("Quitclaim Deed").

B. The failure to record the Quitclaim Deed does not affect its validity or enforceability.

C. By virtue of the Quitclaim Deed, Toporkiewicz held title to the Property on June 26, 2008, when he executed the mortgage granting Countrywide a security interest in the Property.

AMC

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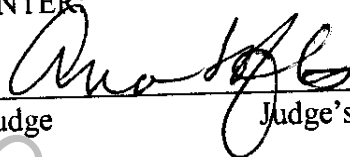
IT IS HEREBY ORDERED THAT:

1. Plaintiff's motion for summary judgment on Count I of its complaint is granted in its favor;
2. At the time Stefan Toporkiewicz delivered to MERS the mortgage dated June 26, 2008 and recorded against the Real Estate on February 2, 2009 as document 0903357051, Stefan Toporkiewicz held title to the Real Estate; and
3. ~~Plaintiff's mortgage recorded against the Real Estate is valid and enforceable.~~

AME

~~December 18, 2014~~
January 8, 2015

ENTER:



Judge Judge's No.

Counsel as to Counts I-VI only
Carrie A. Dolan
Cohon Raizes & Regal LLP (90192)
208 S. LaSalle Street, Suite 1860
Chicago, IL 60604
(312)658-2204

Judge Anna M. Loftus

JAN 08 2015

Circuit Court - 2102

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JUN-12-2008 07:59A FROM: S. A. MANAGEMENT

7084245938

TD: 18667692075

P. 1

QUIT CLAIM DEED
Statutory (ILLINOIS)

MAIL TO:
STEFAN TOPORKIEWICZ
8631 S. LARAMIE AVE.
BURBANK, IL 60459

TAX BILL TO:
STEFAN TOPORKIEWICZ
8631 S. LARAMIE AVE.
BURBANK, IL 60459

THE GRANTOR: S. A. MANAGEMENT, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid does hereby CONVEY and QUIT CLAIM to Stefan Toporkiewicz, of the City of Burbank, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 17 AND 18 IN HARVEY, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-18-231-024-0000 and 29-18-231-025-0000
PROPERTY ADDRESS: 19432 ASHLAND AVE., HARVEY, IL 60426

COOK COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER ACT.
DATE: June 11, 2008

Stefan Toporkiewicz
Buyer, Seller or Representative

DATED THIS 11th Day of June, 2008.

Stefan Toporkiewicz
President - Stefan Toporkiewicz

Stefan Toporkiewicz
Secretary - Stefan Toporkiewicz

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that STEFAN TOPORKIEWICZ, personally known to me to be the President of the Corporation and STEFAN TOPORKIEWICZ, personally known to me to be the Secretary of the Corporation same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary they signed, sealed and delivered the said instrument pursuant to the authority given by the Board of Directors of said Corporation as their free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th DAY OF JUNE, 2008.
Commission expires 8-31-09

Official Seal
Arkadiusz Z. Smigajewski
Notary Public State of Illinois
My Commission Expires 08/31/2009

NOTARY PUBLIC

PREPARED BY:
ARKADIUSZ Z. SMIGAJEWSKI & WATOR, P.C., ATTORNEYS AT LAW,
10711 SOUTH ROBERTS ROAD, PALOS HILLS, ILLINOIS 60463

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10/24/2014 3:54 PM
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JUN-12-2008 07:58A FROM: B.A. MANAGEMENT

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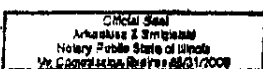
TO: 18607592076

P. 2

STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 6-11-08 Signature: Stefan Toporkiewicz
Grantor or Agent

SUBSCRIBED and SWORN to before me on 6-11-08
 Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 6-11-08 Signature: Stefan Toporkiewicz
Grantee or Agent

SUBSCRIBED and SWORN to before me on 6-11-08
 Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABT to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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