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Karen A. Yaibrough
Cook County Recorder of Deeds
Date: 01/16/2015 10:53 AM Pg: 1 of 4

ORDER QUIETING TITLE

For Use by Recorder of Deeds

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

GARY W. BROWN

Plaintiff,

vs.

BANK OF AMERICA, N.A., a national
banking association and CITIBANK, N.A., a
national banking association,

Defendant(s).

Defendant.

Case No.: 2014 CH 16159

Cal. 09
Judge Rita M. Novak
Room 2402

BOA# 27143966
KE# 527 024

AGREED ORDER TO QUIET TITLE

This cause comes before the Court on the Complaint of the Plaintiff to Quiet Title to Real Property Estate hereinafter described, and the Court having jurisdiction over the parties, and having considered the allegations and exhibits to the Complaint, finds as follows:

A. Plaintiff, GARY W. BROWN holds fee title to certain real estate located in the County of Cook, State of Illinois, common known as 7201 East Avenue, Hanover Park, Illinois 60133 ("*Property*") and legally described as follows:

LOT 1 IN BLOCK 3, UNIT 2, HANOVER GARDENS, FIRST ADDITION
BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER

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SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDER MAY 25, 1965 AS DOCUMENT NUMBER 19474716, IN COOK COUNTY, ILLINOIS.

Parcel ID#: 06-25-418-001-0000

B. BANK OF AMERICA, N.A. is a national bank with its principal offices in Charlotte, N.C.

C. GARY W. BROWN and MERLITA B. BROWN, as mortgagors, executed and delivered to Franklin Mortgage Funding, Inc. ("Franklin Mortgage") as Mortgagee, a Mortgage dated March 31, 2003 securing a mortgage note in the amount of \$158,000.00 (hereinafter referred to as the "Original 2003 Mortgage"). The Original 2003 Mortgage was recorded in the office of the Cook County Recorder of Deeds on May 28, 2003 as Instrument 03-14846116.

D. The interest of Franklin Mortgage in the Mortgage was thereafter transferred to Treasury Bank, N.A., by an unrecorded assignment. Treasury Bank N.A. changed its name to Countrywide Bank N.A. On April 4, 2009, Countrywide Bank was renamed Centennial bank and relocated to Englewood, Colorado where it merged into and became part of BANK OF AMERICA, N.A.

E. CITIBANK, NATIONAL ASSOCIATION, joined herein as a nominal defendant is a national banking association with its principal offices in Sioux Falls, South Dakota. Citibank, N.A. is the successor by merger to Citibank Federal Savings Bank. Citibank Federal Savings Bank, is the mortgagee under a certain mortgage dated July 21, 2006 (the "2006 Mortgage") by Gary W. Brown and Merlita B. Brown, as mortgagors, securing a note of an even date therewith in the original principal amount of \$82,900.00. The 2006 Mortgage was recorded

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3. This Order does not impair or otherwise effect any other mortgages or liens now existing or asserted against the Property, other than the original Mortgage dated March 31, 2003.

4. This a final order effective upon its being entered on the docket this 5th day of January, 2014. ²⁰¹⁵

ENTERED:

[Handwritten Signature]
1741

Judge

Lawrence M. Karlin
Attorney Reg. No. 3125137
Karlin Eide, LLP
Attorney for Plaintiff
651 W. Washington, STE 205
Chicago, Illinois 60661
ATTY NO. 48657

JUDGE RITA M. NOVAK

JAN 05 2015

Circuit Court-1741

AGREED AND CONSENTED TO:

Bank of America, N.A.

By: Ana Bonds
Ana Bonds, Assistant Vice President

Dated: Nov. 19, 2014

CitiBank N.A.


By: _____

Printed Name and Title

Dated: _____, 2014

Property of Cook County Clerk's Office

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 I hereby certify that the document to which this
 certificate is attached is a true copy.
DOROTHY BROWN JAN 5 - 2015
 Date: *Dorothy Brown*
 Deputy Clerk
 Clerk of the Circuit Court
 of Cook County, IL

Property of Cook County Clerk's Office