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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2015 03:07 PM Pg: 1 of 6

Memorandum of Order

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Demetrian Thomas-Barbosa,
Plaintiff,

vs.

Wayne M. Grooms, Jr.; Fred
Billings; Cook County Tax
Resource; Mortgage Electronic
Registration Systems, Inc.;
Chicago Title Land Trust
Company, as Trustee, under
Land Trust No. 112016; BAC
Home Loan Servicing, LP FKA
Countrywide Home Loans
Servicing LP; and Unknown
Owners, Defendants.

Recorder's Stamp

No. 10 CH 25851

MEMORANDUM OF ORDER

On January 7, 2015, an order was entered in this Court in favor of the plaintiff, Demetrian Thomas-Barbosa against defendants Wayne M. Grooms, Jr., Chicago Title Land Trust Company, as Trustee, under Land Trust No. 112016, and unknown owners and a judgment was entered against defendant Fredrick Billings. A true copy of that Order is attached hereto and made a part hereof.

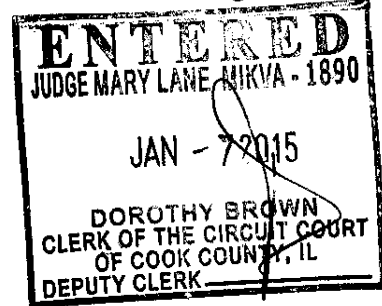
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Prepared by, and after recording, please return to:

Kari A. Beyer
LAF

120 South LaSalle Street, Suite 900
Chicago, Illinois 60603
(312) 347-8349
Attorney No. 91017

Mary Lane Mikva 1890
Judge Judge's No.



DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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

DEMETRION THOMAS-BARBOSA)

Plaintiff,)

v.)

Wayne M. Grooms, Jr.; Fred Billings; Cook)
County Tax Resource; Park National Bank;)
U.S. Bancorp; Mortgage Electronic)
Registration Systems, Inc.; Chicago Title Land)
Trust Company as Trustee, under Land Trust)
No. 1112016; BAC Home Loans Servicing LP)
FKA Countrywide Home Loans Servicing LP,)
and Unknown Owners,)

Defendants.)

No. 2010 CH 25851
w/ 2010 CH 25862

Judge Mary L. Mikva

Calendar 6

Property Address:
8206 Prairie
Chicago, IL 60619

~~JUDGMENT~~ ORDER

This cause coming on to be heard on the motion of Plaintiff for entry of an order of default and a default judgment against defendants: (1) Chicago Title Land Trust Company as Trustee, under Land Trust No. 1112016, served by sheriff on June 25, 2010; (2) unknown owners, served by publication on June 22, 2010, June 29, 2010, and July 6, 2010, (3) Fredrick Billings, served by sheriff on August 17, 2011 and appearing on September 9, 2011 but failing to file any responsive pleading, and by agreement with Defendant Wayne M. Grooms, Jr., the Court having been duly advised and having heard, examined and considered documentary evidence and the arguments of counsel and having been fully advised in the premises;

THE COURT HEREBY FINDS AS FOLLOWS:

1. The Court has jurisdiction of the parties and the subject matter, and proper venue lies in Cook

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County, Illinois.

2. All material allegations of the Plaintiff's Complaint with respect to defendants Chicago Title Land Trust Company, as Trustee, under Land Trust Number 1112016, unknown owners, and Fredrick Billings have been proven and are true.

3. This judgment does not determine any claims as to defendant BAC Home Loan Servicing, LP, which has appeared, answered, and is not in default.

4. The real estate which is the subject-matter of this cause ("Plaintiff's Home") is located at 8206 South Prairie Avenue, Chicago, Illinois, 60619 and is legally described as follows:

LEGAL DESCRIPTION

LOT 3 IN JOHNSON'S SUBDIVISION OF THE EAST 170.6 FEET OF THE NORTH 337 FEET OF BLOCK 22 OF WEBSTER'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-34-121-016-0000.

5. The equities of this cause are with the Plaintiff.

6. In accordance with Illinois Supreme Court Rule 304(a), the Court finds that there is no just reason for delaying either enforcement of this default judgment or appeal or both.

For those reasons, it is HEREBY ORDERED AND ADJUDGED BY THE COURT that:

With the exception of any security interests or liens of BAC Home Loan Servicing, LP in Plaintiff's Home, whose interests in Plaintiff's Home are not determined by this order but still remain to be determined by the court in further prosecution of this action, the following attempted conveyances of title to the Plaintiff's Home are hereby declared to be null and void; shall be ignored by all individuals and entities who search and rely upon the public records concerning real estate titles, with the same force and effect as though the conveyances were never executed and never appeared in the real estate

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records of Cook County, Illinois; are declared to be clouds on Plaintiff's title to Plaintiff's Home and of no force an effect whatsoever.

(1) that certain Quit Claim Deed in Trust ostensibly granted by Plaintiff to defendant Chicago Title Land Trust Number 1112016 and the related State transfer declaration, both recorded on June 15, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois (the "CCROD") as Document No. 0416745048; and

(2) that certain Trustee's Deed, ostensibly granted by Chicago Title Land Trust Company to defendant Wayne Grooms, recorded on June 29, 2004 with the CCROD as Document No. 0418111176.

A. Full legal and equitable title to the Plaintiff's Home and the right to immediate possession of the whole thereof is, by this means, quieted, established, declared to be, and confirmed in, the Plaintiff Demetron Thomas-Barbosa, and remains vested in Plaintiff, free and clear of all claims of Chicago Title Land Trust Number 1112016 and Wayne Grooms subject, however, to: (1) the lien for general (and any special) real estate taxes; and to (2) covenants, easements and restriction of record (if any), none of which covenants, easements or restrictions which may have expired by limitations or otherwise shall be deemed revived hereby; and to (3) the (disputed) mortgage lien of BAC Home Loan Servicing, LP, recorded as document number 0418111177.

B. Plaintiff Demetron Thomas-Barbosa is awarded actual damages of \$167,000 against Defendant Fredrick Billings ~~ONLY~~.

C. Each party shall bear his, her or its own costs in this cause.

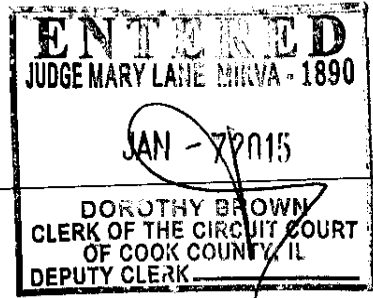
D. A memorandum of this final judgment may be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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LAF
120 South LaSalle Street, Suite 900
Chicago, Illinois 60603
(312) 347-8349
Attorney No. 91017

ENTER:

Judge _____



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