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**NOTICE OF ENTRY OF  
JUDGMENT FOR QUIET TITLE**

Doc#: 1507255098 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/13/2015 03:42 PM Pg: 1 of 7

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

PAUL R. IVERSON, as Successor Trustee to  
M. L. Lah, a/t/u/t/a dated December 1, 1998  
and known as Trust No. 5237,

Plaintiff,

vs.

Chicago Title Land Trust Company, a/t/u/t/a  
dated August 13, 2003 and known as  
Trust No. 1112414; and  
Chicago Title Land Trust Company, as Successor  
Trustee to LaSalle Bank NA, a/t/u/t/a dated  
October 16, 1987 and known as Trust No. 1202,

Defendants.

No. **2011 CH 15656**

Calendar 05

NOTICE IS HEREBY GIVEN that on February 28, 2012, Judgment for Quiet Title was entered by the Honorable Neil H. Cohen, Judge of the Circuit Court of Cook County, Illinois, in the above captioned action, which judgment quieted, established, and confirmed Plaintiff's, Paul R. Iverson, as Successor Trustee to M. L. Lah, a/t/u/t/a dated December 1, 1998 and known as Trust No. 5237 ownership of, and title to the following described real estate, free and clear of any claim of the above named defendants, or any one or more of them, to the subject real estate or any part thereof, to-wit:

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Lot 31 in Block 4 in Gladstone Gardens, a Subdivision of Lots 1 and 2, except therefrom the Northerly 150 feet thereof, lying immediately South of and at right angles to the South line of the Chicago and North Western Railroad right of way in the Circuit Court partition of that part of the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, South of the Chicago and North Western Railroad right of way, in Cook County, Illinois.

Permanent Index Number: 13-08-219-008-0000

Common Address: 5237 N. Austin Ave., Chicago, IL 60630

A copy of said Judgment for Quiet Title, duly certified by the Clerk of the Circuit Court of Cook County, Illinois, is attached to this Notice.

Date: March 13, 2015.



Michael Bercos  
Attorney for Plaintiff,  
Paul R. Iverson, as said Trustee  
PO Box 363  
Mundelein, IL 60060  
847.949.0282

Atty. ID: 20735

prepared by:

Michael Bercos  
PO Box 363  
Mundelein, IL 60060

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

PAUL R. IVERSON, as Successor Trustee to  
M. L. Lah, a/t/u/t/a dated December 1, 1998 and  
known as Trust No. 5237,

Plaintiff,

vs.

Chicago Title Land Trust Company, a/t/u/t/a  
dated August 13, 2003 and known as  
Trust No. 1112414; and  
Chicago Title Land Trust Company, as Successor  
Trustee to LaSalle Bank NA, a/t/u/t/a dated  
October 16, 1987 and known as Trust No. 1202,

Defendants.

8001  
4361

No. 11 CH 15656

Calendar 5

**ENTERED**  
Judge Neil H. Cohen-2021  
FEB 28 2012  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

### JUDGMENT FOR QUIET TITLE

This cause coming to be heard on motion of plaintiff PAUL R. IVERSON, as Successor Trustee to M. L. Lah, as Trustee under trust agreement dated December 1, 1998 and known as Trust No. 5237 (herein "Plaintiff" or "IVERSON") for order of default and judgment for quiet title on Plaintiff's verified Complaint to Quiet Title against defendants Chicago Title Land Trust Company, as Trustee under trust agreement dated August 13, 2003 and known as Trust No. 1112414 (herein "CTLTC Trust No. 1112414") and Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank NA, as Trustee under trust agreement dated October 16, 1987 and known as Trust No. 1202 (herein "CTLTC-LaSalle Trust No. 1202"), due notice having been given and the Court being fully advised in the premises, finds:

1. The Court has jurisdiction of the parties hereto and the subject matter hereof.

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2. On February 24, 2012 an order of default was entered against defendants CTLTC-LaSalle Trust No. 1202 and CTLTC Trust No. 1112414.

3. Plaintiff is the duly appointed and acting successor trustee to M. L. Lah a/k/a Mary L. Lah (herein "Predecessor Trustee") under the provisions of a certain trust agreement dated December 1, 1998 and known as Trust No. 5237.

4. On February 8, 1999 Plaintiff's Predecessor Trustee acquired ownership in fee simple absolute of improved residential real estate situated in Cook County, Illinois and described as follows:

Lot 31 in Block 4 in Gladstone Gardens, a Subdivision of Lots 1 and 2, except therefrom the Northerly 150 feet thereof, lying immediately South of and at right angles to the South line of the Chicago and North Western Railroad right of way in the Circuit Court Partition of that part of the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, South of the Chicago and North Western Railroad right of way, in Cook County, Illinois.

Permanent Index Number: 13-08-219-008-0000

Common Address: 5327 North Austin Ave., Chicago, IL 60030

5. On February 8, 1999 Donald R. Bulinski, the then owner thereof in fee, conveyed all of his right, title, and interest in the subject real estate to the Predecessor Trustee by deed recorded as document number 0510412164 in the Office of the Cook County Recorder.

6. On October 26, 2009 the Predecessor Trustee, the said M. L. Lah a/k/a Mary L. Lah conveyed all of her right, title, and interest in the subject real estate to IVERSON by deed recorded as document number 1133416090 in the Office of the Cook County Recorder.

7. Plaintiff is fully vested with all the estate, rights, properties, powers, and trusts of the Predecessor Trustee in the subject real estate.

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8. IVERSON is presently in possession and holds ownership of the subject real estate, and at all times since October 26, 2009 IVERSON has owned and been in possession of said real estate; further at all times since February 8, 1999 to the present, Plaintiff or the Predecessor Trustee have maintained open, continuous, and exclusive possession of the real estate.

9. A deed executed by the aforesaid Donald R. Bulinski on September 30, 2003, more than four (4) years after his conveyance of the same real estate to the Predecessor Trustee, and recorded December 3, 2003 as document no. 0333719167 and re-recorded January 30, 2004 as document no. 0403046105 with the Cook County Recorder, purporting to convey said real estate to CTLTC-LaSalle Trust No. 1202, constitutes a cloud on IVERSON'S title to the real estate.

10. A deed executed by CTLTC-LaSalle Trust No 1202 on June 22, 2004 and recorded as document no. 0417549201 in the Office of the Cook County Recorder, purporting to convey the subject real estate to defendant CTLTC Trust No. 1112414 constitutes a cloud on IVERSON'S title to the real estate.

11. Defendant CTLTC-LaSalle Trust No. 1202 has no right, title, or interest whatsoever in the subject real estate.

12. Defendant CTLTC Trust No. 1112414 has no right, title, or interest whatsoever in the subject real estate.

IT IS THEREFORE ORDERED:

I. Judgment is hereby entered in favor of plaintiff IVERSON on his verified complaint to quiet title against defendants CTLTC-LaSalle Trust No. 1202 and CTLTC Trust No. 1112414.

II. Title and exclusive possession to the subject real estate, said Lot 31 in Block 4 in Gladstone Gardens *etc.*, permanent real estate index number 13-08-219-008-000, and commonly

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known as 5237 North Austin Ave., Chicago, Illinois 60630, is hereby quieted, established, and confirmed in plaintiff PAUL R. IVERSON, as said successor trustee, free and clear of any claim to the subject real estate by defendants CTLTC-LaSalle Trust No. 1202 and CTLTC Trust No. 1112414 or by either of said defendants.

III. The aforestated deeds recorded by defendants as document numbers 0333719167, 0403046105, and 0417549201 in the Office of the Cook County Recorder are cancelled as void and of no legal effect.

IV. Defendants CTLTC-LaSalle Trust No. 1202 and CTLTC Trust No. 1112414, and any person claiming any interest in the subject real estate through said defendants, or either of them, are barred from asserting any right, title, or interest to said real estate, or any part thereof, adverse to plaintiff IVERSON or IVERSON'S title.

V. The Court retains jurisdiction to enforce or otherwise effectuate this judgment.

Date: 2.28.12

ENTER:

Neil H. Dale  
Judge

For Plaintiff:

MICHAEL BERCOS  
500 North Lake St.  
PO Box 363  
Mundelein, IL 60060  
847.949.0282

ID: 20765

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Property of Cook County Clerk's Office

I hereby certify that the above is a true and correct copy.  
Certification is made this 1st day of March, 2015.  
Dorothy Brown  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL