

# UNOFFICIAL COPY

## Memorandum of Judgment

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTER DIVISION

FirstMerit Bank, N.A.,

Plaintiff,

v.

Naseeba Karim, Ameer Karim, and  
Samira Karim,

Defendants.



Doc#: 1528844066 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2015 04:23 PM Pg: 1 of 5

Recorder's Stamp

Case No. 15-cv-03083

### NOTICE OF JUDGMENT AVOIDING DEED

On October 6, 2015, in the matter of *FirstMerit Bank, N.A. v. Karim, et al.*, Case No. 15-cv-03083 (filed in the District Court for the Northern District of Illinois), a judgment was entered in favor of FirstMerit Bank, N.A., and against Ameer Karim, avoiding and nullifying the Quit Claim Deed (recorded as Document No. 1110949054 with the Cook County Recorder of Deeds) transferring the real property commonly known as 1195 Meadow Lane, #115, Hoffman Estates, IL 60194 (*see* Schedule 1 for Legal Description of the property) from Ahmed A. Karim to Ameer Karim (the "2015 Judgment"). A certified copy of the 2015 Judgment is attached hereto as Attachment A.

#### PREPARED BY:

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## SCHEDULE 1 – LEGAL DESCRIPTION

**PIN: 07-16-200-046-1079**

**UNIT 2-115 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STEEPLE HILL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25288100, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly known as: 1195 Meadow Lane, #115, Hoffman Estates, Illinois 60194**

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*Assignment B f*

***United States District Court***  
***Northern District of Illinois***  
***Eastern Division***

I, Thomas C. Bruton, Clerk of the United States District Court for the Northern District of Illinois, do hereby attest and certify that the annexed document(s) is (are) a full, true, and correct copy of the original(s) on file in my office and in my legal custody.

**IN TESTIMONY WHEREOF:**

I have hereunto subscribed my name and affixed the seal of the  
foresaid court at Chicago, Illinois, on OCT 9 2015

**THOMAS C. BRUTON, CLERK**

By: *[Signature]*  
Deputy Clerk

*PROPERTY OF COOK COUNTY CLERK'S OFFICE*

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**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

**FIRSTMERIT BANK, N.A.,**

PLAINTIFF,

v.

**NASEEBA KARIM, AMEER KARIM, AND  
SAMIRA KARIM,**

DEFENDANTS.

CASE NO. 15-CV-03083

HON. HARRY D. LEINENWEBER

**JUDGMENT**

This matter coming before the Court for entry of a judgment; and an order of default having been entered on September 16, 2015, finding each of the defendants, Naseeba Karim, Ameer Karim, and Samira Karim to be in default; and the Court having considered the Declaration of Sara E. Lorber submitted in support of entry of a judgment pursuant to F.R.C.P. 55; and the allegations of the complaint having been deemed admitted by default; IT IS HEREBY ORDER, ADJUDGED AND DECREED:

1. Judgment is hereby entered on Counts I, II and III of the Complaint in favor of FirstMerit Bank, N.A. ("*FirstMerit*") and against defendant Samira Karim avoiding the transfers and nullifying the Quit Claim Deed (recorded as Document No. 1110949053 with the Cook County Recorder of Deeds) transferring the property commonly known as 1165 Meadow Lane, #101, Hoffman Estates, IL 60194 from Ahmed Karim (the "*Judgment Debtor*") to Samira Karim pursuant to 740 ILCS 160/8(a)(1), and such Deed shall be of no further force and effect, such that the all interests in 1165 Meadow Lane, #101, Hoffman Estates, IL 60194 shall revert to and vest in the Judgment Debtor subject to the judgment lien and rights of FirstMerit as judgment creditor.

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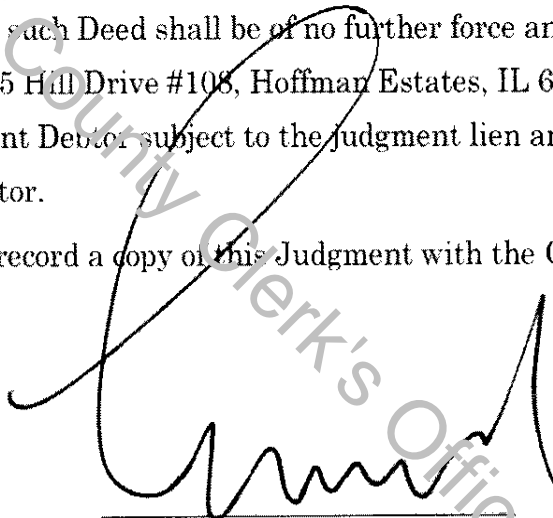
2. Judgment is hereby entered on Counts IV, V and VI of the Complaint in favor of FirstMerit and against defendant Ameer Karim avoiding and nullifying the Quit Claim Deed (recorded as Document No. 1110949054 with the Cook County Recorder of Deeds) transferring the property commonly known as 1195 Meadow Lane, #115, Hoffman Estates, IL 60194 from the Judgment Debtor to Ameer Karim pursuant to 740 ILCS 160/8(a)(1), and such Deed shall be of no further force and effect, such that the all interests in 1195 Meadow Lane, #115, Hoffman Estates, IL 60194 shall revert to and vest in the Judgment Debtor subject to the judgment lien and rights of FirstMerit as judgment creditor.

3. Judgment is hereby entered on Counts VII, VIII and IX of the Complaint in favor of FirstMerit and against defendant Naseeba Karim avoiding and nullifying the Quit Claim Deed (recorded as Document No. 1110949052 with the Cook County Recorder of Deeds) transferring the property commonly known as 555 Hill Drive #108, Hoffman Estates, IL 60194 from the Judgment Debtor to Naseeba Karim pursuant to 740 ILCS 160/8(a)(1), and such Deed shall be of no further force and effect, such that the all interests in 555 Hill Drive #108, Hoffman Estates, IL 60194 shall revert to and vest in the Judgment Debtor subject to the judgment lien and rights of FirstMerit as judgment creditor.

4. FirstMerit is authorized to record a copy of this Judgment with the Cook County Recorder of Deeds.

Entered:

10/6/2015



Cook County Clerk's Office

District Court Judge

**HARRY D. LEINENWEBER**