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



CHICAGO TITLE LAND TRUST COMPANY
t/u/t #20059 f/k/a AMERICAN NATIONAL BANK
t/u/t #20059,

Plaintiff,

vs.

KATHLEEN PETERS,

Defendant.

Doc#: 1615816010 Fee: \$52.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2016 10:49 AM Pg: 1 of 8

NOTICE OF ENTRY OF ORDER

The attached order, consisting of four (4) pages, was entered on April 28, 2016 by the Honorable Peter Flynn, Judge of the Circuit Court of Cook County, Illinois.

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4/2/15

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

Chicago Title Land Trust Company as Trustee)	
under trust number 20059 f/k/a American National)	
Bank, as trustee under trust number. 20059,)	
)	
)	Plaintiff,
vs.)	No.: 12CH 27485
)	
Kathleen Peters,)	
)	
)	
)	Defendant.

ORDER

This Cause coming before the Court for prove-up pursuant to order of January 21, 2016, the Court having considered the complaint and the affidavit and exhibits submitted in support of prove-up, the Court finding that the west wall, the west eave, and the concrete floor of the garage in the north east corner of Defendant's property encroaches over and onto the Plaintiff's property and, further, that the west wall, the west eave and the concrete floor of the garage on the south east corner of Defendant's property encroach over and onto the Plaintiff's property per the survey attached to this order as Exhibit A, the Court further finding that Plaintiff was unaware of the aforesaid encroachments prior to October 5, 2011 and, further, that Defendant refused to remove the encroachments as demanded by plaintiff, and being otherwise advised,

It is hereby ORDERED as follows:

1. The Defendant, Kathleen Peters, shall, on or before May 31, 2016, remove those portions of each of the garages, including but not limited to the walls, eaves and concrete floors, that encroach upon the plaintiff's property per the survey attached to and made part of this order.
2. In the event Defendant, Kathleen Peters, fails to comply with the terms of this order then, in that event, the Plaintiff and his authorized agents are hereby granted authority to enter upon Defendant's property, from and after June 1, 2016, for the purpose of demolition of each of the said garages and the removal of that portion of the concrete floor of each garage that encroaches onto the plaintiff's property.
3. In the event Defendant, Kathleen Peters, fails to comply with the terms of this order and Plaintiff takes action per paragraph 2 hereof, a judgment shall be entered against Defendant, Kathleen Peters, and in favor of Plaintiff, in the amount of \$12,500.00 to reimburse the plaintiff for the cost of demolition and removal of the encroachments.

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4. In the event Defendant, Kathleen Peters, fails to comply with the terms of this order and Plaintiff takes action per paragraph 2 hereof, plaintiff shall not be liable to plaintiff for the loss or damage to any personal property that is located within each of said garages.

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ENTERED



ENTERED
JUDGE PETER FLYNN-1784
APR 28 2016
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Spina McGuire & Okal, P.C.
Attorneys for Plaintiff
7610 W. North Avenue
Elmwood Park, IL 60707
708-453-2800
Firm ID#: 00135


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I hereby certify that the document to which this certification is attached is a true copy.

DOROTHY BROWN JUN 06 2018

Date: *Dorothy Brown*

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



Dorothy Brown
Clerk of Cook County Clerk's Office

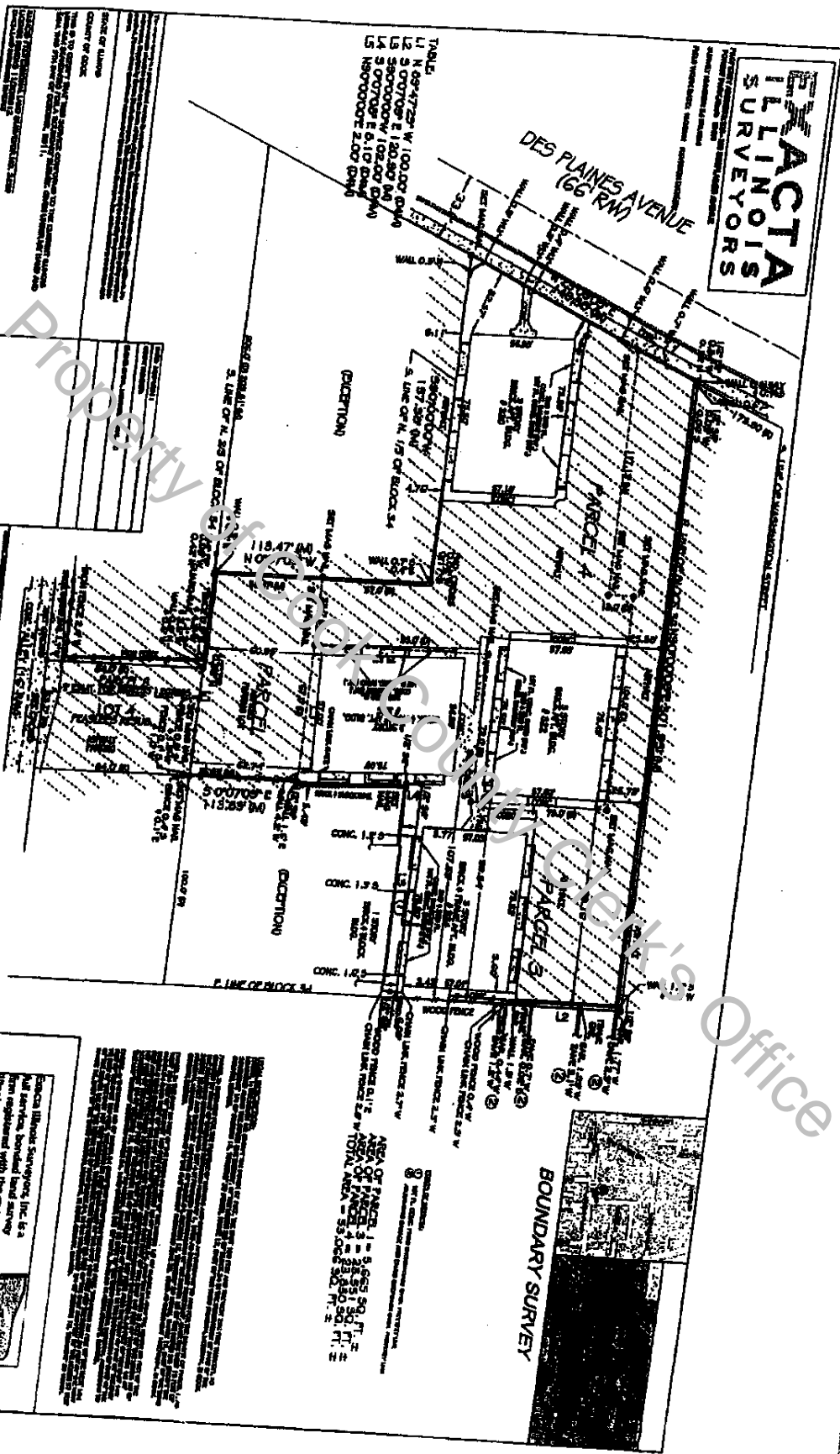
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EXACTA
ILLINOIS
SURVEYORS

DES PLAINES AVENUE
(66' RM)

TABLE

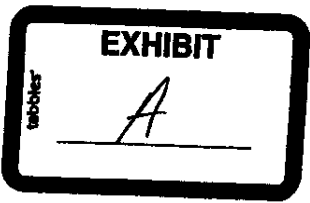
1	N 69°47'22" W 100.00' (RM)
2	S 07°07' E 102.80' (RM)
3	S 07°07' E 102.80' (RM)
4	S 07°07' E 6.10' (RM)
5	N 50°00'00" E 2.00' (RM)



ELECTRONICALLY FILED
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EXACTA
ILLINOIS
SURVEYORS

EXACTA Illinois Surveyors, Inc. is a firm registered with the State of Illinois.



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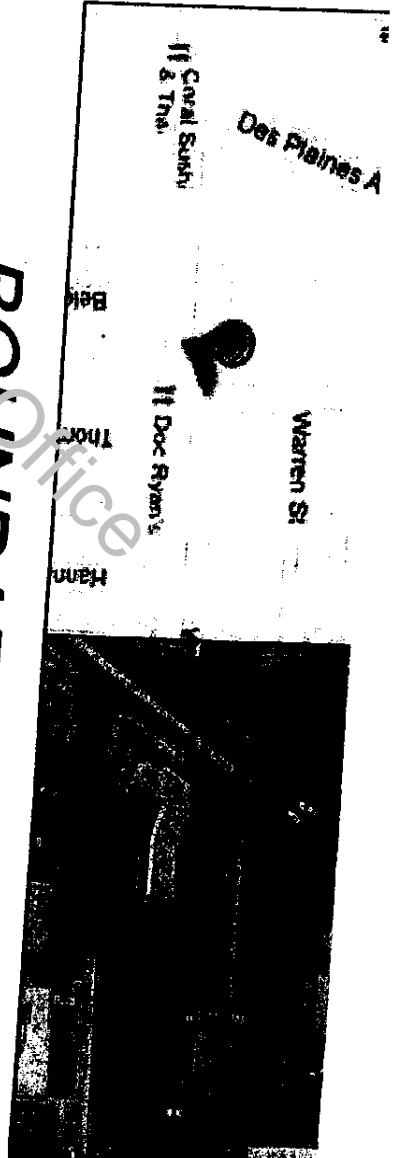
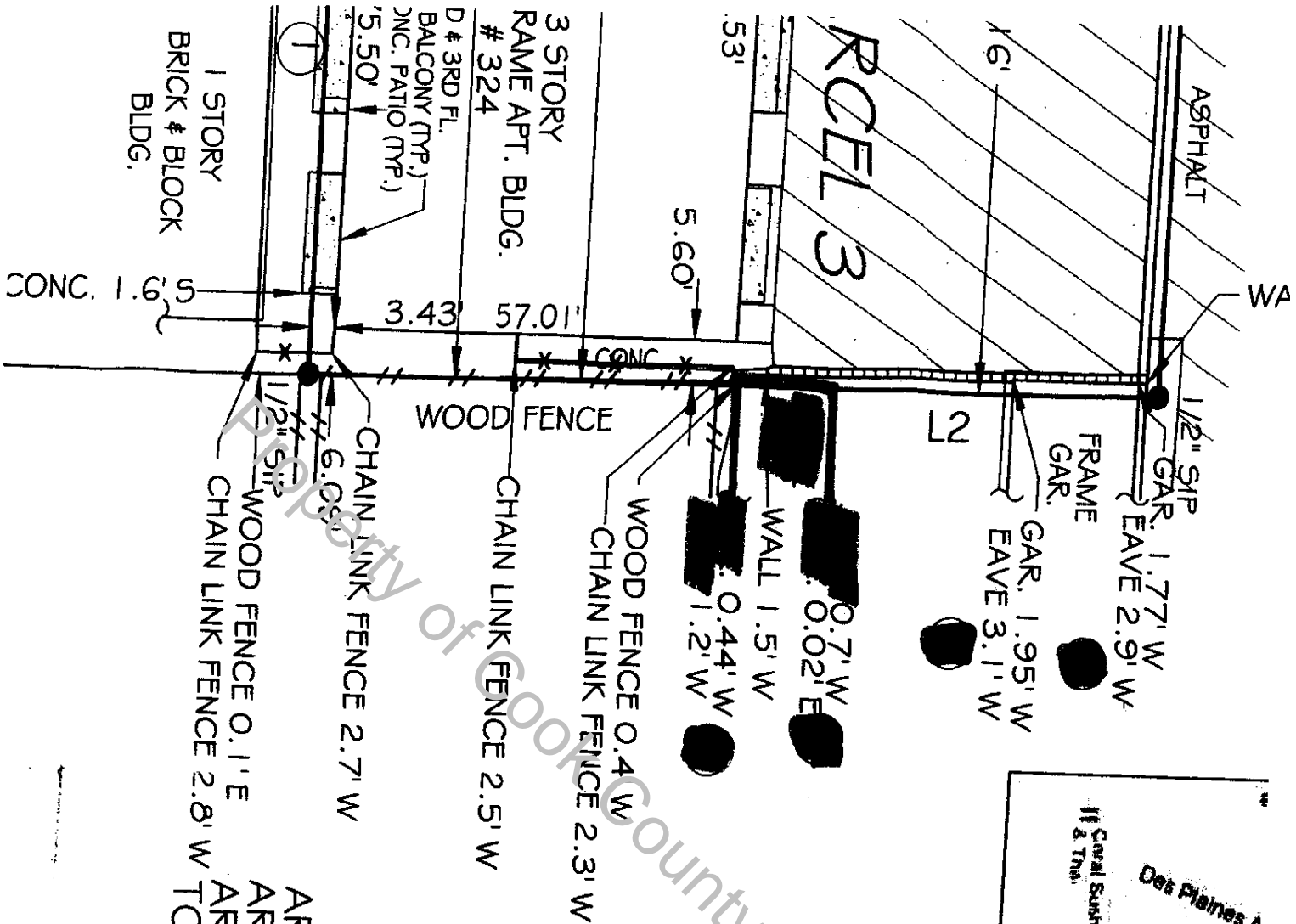
Lot 9, in subdivision of Block 35, in subdivision of part of the South
Section 12, Township 39 North, Range 12, East of the 3rd Principal
between Sterling and Fulton Street and St. Charles Airline Branch
Chicago Union Railroad, in Cook County, Illinois

Commonly known as: 315 Burkhardt Court, Forest Park, IL 60130

P.I.N.: 15-12-431-031-0000

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BOUNDARY SURVEY

POINTS OF INTEREST:

- ① 1ST FL. CONC. PATIO ENCRACHES OVER PROPERTY LINE

AREA OF PARCEL 1 = 5,665 SQ. FT. ±
 AREA OF PARCEL 3 = 23,551 SQ. FT. ±
 AREA OF PARCEL 4 = 23,850 SQ. FT. ±
 TOTAL AREA = 53,066 SQ. FT. ±

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