

Order Quieting Title

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After recording, return to:
Fidelity National Law Group
c/o Erik J. Anderson
10 S. LaSalle Street, Suite 2750
Chicago, Illinois 60603



Doc# 1816622064 Fee \$42.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2018 03:09 PM PG: 1 OF 3

Above Space For Recorder's Use Only

Order Affecting Prior Recorded Documents

Date: May 23, 2018

Legal Description:

Parcel 1:

Unit Number 4C in the 1601 West Altgeld Condominium, as delineated on a survey of the following described tract of land: Lots 44, 45 and 46 in Block 5 in Fullerton's Second Addition to Chicago in Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as to the declaration of condominium recorded as document number 00625013; together with its undivided percentage interest in the common elements in Cook County, Illinois.

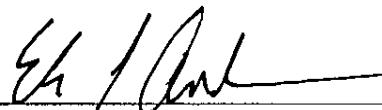
Parcel 2:

The exclusive use for parking purposes in and to parking space nos. G11 and G12, limited common elements, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Permanent Index No. 14-30-410-047-1011

Common Address: 1601 W. Altgeld, #4C, Chicago, Illinois 60614

Prior Recorded Document Numbers Affected Hereby: 0020002600; 0020750734


Erik J. Anderson

This document was prepared by:
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION

MAKSIM AVERBUKH and JANE CHARNEY,)	
)	
Plaintiffs,)	
)	
v.)	Case No. 17 CH 08986
)	
2454 NORTH ASHLAND, LLC; 2454 N. ASHLAND)	
COMMERCIAL, LLC; and 2454 N. ASHLAND)	
RESIDENTIAL, LLC,)	
)	
Defendants.)	

ORDER OF DEFAULT JUDGMENT

This case coming to be heard on status of prove-up for Plaintiffs' default entered against Defendants, and the Court being fully advised in the premises,

IT IS HEREBY ORDERED THAT:

1. Default Judgment is entered against Defendants 2454 North Ashland, LLC, 2454 N. Ashland Commercial, LLC, and 2454 N. Ashland Residential, LLC.
2. The factual allegations in Plaintiffs' Verified Complaint at Law are considered admitted against 2454 North Ashland, LLC, 2454 N. Ashland Commercial, LLC, and 2454 N. Ashland Residential, LLC.
3. Plaintiffs are entitled to a judgment in their favor and against 2454 North Ashland, LLC, 2454 N. Ashland Commercial, LLC, and 2454 N. Ashland Residential, LLC as prayed for in the Verified Complaint at Law.
4. Title to 1601 W. Altgeld Street, Unit 4C, Chicago, Illinois 60614 is hereby quieted in favor of Plaintiffs Maksim Averbukh and Jane Charney.

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5. Defendants 2454 North Ashland, LLC, 2454 N. Ashland Commercial, LLC and 2454 N. Ashland Residential, LLC have no right, title, and/or interest in 1601 W. Altgeld Street, Unit 4C, Chicago, Illinois 60614.

6. The December 26, 2001 Quit Claim Deed, recorded in the Office of the Cook County Recorder on January 2, 2002 as Document No. 0020002600, and the May 30, 2002 Warranty Deed, recorded in the Office of the Cook County Recorder on July 9, 2002 as Document No. 0020750734, are clouds on title to 1601 W. Altgeld Street, Unit 4C, Chicago, Illinois 60614 and are null and void.

7. All matters being resolved, this is a final and appealable order.

Dated: ____ day of _____, 2018

ENTER:

Raymond W. Mitchell #1992

Judge
Judge Raymond W. Mitchell

MAY 23 2018

Circuit Court – 1992

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