

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

BETTY HOLMES,
Plaintiff,

V.

WILL HEARD
Defendant.

NO. 13 CH 08362

Judge Peter Flynn



Doc# 1922545097 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. HOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 08/13/2019 04:09 PM PG: 1 OF 4

Property of Cook County Clerk's Office

ORDER

THIS MATTER coming on to be heard on the prove up to quiet title before the Honorable Peter Flynn, Judge of the Circuit Court of Cook County, a default Judgment having been entered on August 15, 2014 and that upon hearing this matter on the prove up, the Court finds the following salient facts:

1. The real property which is the subject of this lawsuit is more fully described as follows:

Lots 53 in in Armington's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County Illinois. Permanent Index Number 16-11- 206-007-0000;

it is commonly known as 3239 W. Chicago, Avenue.

2. That a sale of the property by the Defendant, Will Heard to the Plaintiff, Betty Holmes, did in fact occur sometime in the 1985.

1985
year

Handwritten notes and signatures on the right margin, including a large 'P' and 'N' and a signature.

UNOFFICIAL COPY

3. That before the Plaintiff paid the full amount on the sales contract for the subject property, the attorneys for both the buyer and the seller died. As a consequence the appropriate recordations regarding the property were never completed and the property remained titled in the name of Will Heard, the Defendant herein.
4. Further and in relation to the above described property and this lawsuit, the Defendant was served the Complaint that initiated this cause of action by Sheriff's Service on May 7, 2013.
5. The Defendant failed to appear, answer or otherwise plead. On August 15, 2014 a default judgment was entered against Defendant Will Heard.
6. That the subject property previously described by both its legal description and common address, is further described as a two story building containing a store front on the street level and two living apartments on the second floor.
7. The Plaintiff Betty Holmes since 1985 has paid all the appropriate and applicable property taxes and has openly operated a liquor business licensed by the City of Chicago at the location for a continuous period since at least 1986.

UNOFFICIAL COPY

8. That the Plaintiff has had a dwelling residence in the apartments situated on the second floor of the building situated on the land since 1985.

COOK COUNTY
RECORDER OF DEEDS

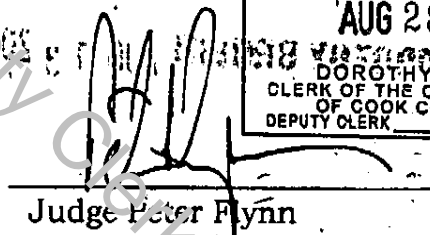
Therefore, based upon the above findings of fact, it is hereby

ORDERED:

That this Court finds Plaintiff, Betty Holmes, was the bona fide purchaser of the property described herein.

Further, that this Court finds and confirms title in Plaintiff's name, Betty Holmes, -in fee simple, -free and clear of the purported claims of interest of Defendant, Will Heard.

ENTERED
JUDGE PETER FLYNN-1784
AUG 28 2014
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK


Judge Peter Flynn

Dated: _____

Martin W. Stack
111 W WASHINGTON St 1202
Chicago IL 60602
Att # 27301
312 550 6276

UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS

Property of Cook County Clerk's Office

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

Date **DOROTHY BROWN** AUG 13 2018

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

