

# UNOFFICIAL COPY

Doc#: 2028207054 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/08/2020 09:18 AM Pg: 1 of 5

PREMIER TITLE

Property of Cook County

RECORDER'S STAMP

1/2 2020-02968-AC

## COURT ORDER

~~Mail To:~~

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Attorney  
228 Southcote Road  
Riverside, IL 60546

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PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

Prepared by: Kathleen M. McGovern  
Attorney  
228 Southcote Road  
Riverside, IL 60546

Property Address: 370 Uvedale Road, Riverside, IL 60546

PIN: 15-25-310-070-0000

Recorder's Office

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

TRUST COMPANY OF ILLINOIS, as )  
successor trustee of the Alice J. Ruzicka 2010 )  
Trust dated June 30, 2010, as amended, and )  
MARQUETTE BANK, as trustee of Trust No. )  
81-9-5, )

Plaintiffs, )

v. )

Case No. 2019-CH-11742

TCF FINANCIAL CORPORATION, TCF )  
NATIONAL BANK, UNKNOWN )  
SUCCESSORS IN INTEREST OF )  
LAWDALE TRUST AND SAVINGS )  
BANK, EDWARD WILKOWSKI, III, )  
UNKNOWN OWNERS and NON-RECORD )  
CLAIMANTS, )

Defendants. )

### ORDER

This matter having come before this Court on the Plaintiffs' (TRUST COMPANY OF ILLINOIS, as successor trustee of the Alice J. Ruzicka 2010 Trust dated June 30, 2010, as amended, and MARQUETTE BANK, as trustee of Trust No. 81-9-5) Motion for Summary Judgment and Plaintiffs' Motion to Dismiss TCF FINANCIAL CORPORATION pursuant to Stipulation, due notice having been given to all parties not previously found to be in default, and the Court being fully advised in the premises,

IT IS HEREBY ORDERED the motions are GRANTED with the following findings:

1. The Security Assignment purportedly executed by James Ruzicka and Alice Ruzicka (the "Ruzickas") on or about October 30, 1981 and purportedly made to The Lawndale Trust and Savings Bank securing a \$120,000 loan to the subject real estate commonly known as 370 Uvedale Road, Riverside, Illinois 60546 (PIN: 15-25-310-070-0000) (hereafter the "Property") is invalid and is stricken of record. The legal description of the Property referenced herein is as follows:

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ALL THAT PART OF LOT 1281 IN BLOCK 32 IN THIRD DIVISION OF RIVERSIDE IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 1281, A DISTANCE OF 80 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 1281, THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 1282, 7.50 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF LOT 1281 AFORESAID, 80 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 1282, 7.50 FEET TO THE NORTHERLY LINE OF SAID LOT 1281, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1281, 80 FEET TO THE POINT OF BEGINNING; LOT 1280 IN BLOCK 32, EXCEPT THAT PART OF SAID LOT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1280, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 69.96 FEET; THENCE EASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT BEING 80.55 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 80.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING;

2. The Security Assignment purportedly executed by the Ruzickas on or about October 22, 1982 and purported made to The Lawndale Trust and Savings Bank securing a \$150,000 loan to the Property (the "1982 Security Assignment") is invalid and is stricken of record;
3. The Mortgage purportedly executed by the Ruzickas on or about January 17, 1986 to The Lawndale Trust and Savings Bank securing a \$450,000 loan to the Property (the "1986 Mortgage") and that is recorded with the Cook County Recorder of Deeds as Document No. 86033545 is invalid and is stricken of record;
4. The Assignment of Rents purportedly executed by the Ruzickas on or about January 24, 1986 to The Lawndale Trust and Savings Bank (the "Assignment of Rents") in conjunction with the 1986 Mortgage and that was recorded with the Cook County Recorder of Deeds as Document No. 86033546 is invalid and is stricken of record;
5. Default judgment already having been entered against, Defendants UNKNOWN SUCCESSORS IN INTEREST OF LAWDALE TRUST AND SAVINGS BANK, and UNKNOWN OWNERS and NON-RECORD CLAIMANTS, these Defendants have no legally cognizable interest in the Property;
6. Pursuant to Stipulation, TCF NATIONAL BANK has no legally cognizable interest in the Property;
7. Pursuant to Stipulation, TCF Financial Corporation has no legally cognizable interest

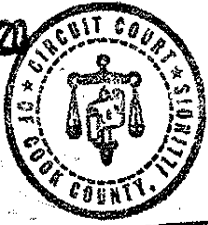
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I hereby certify that the document to which this certification is affixed is a true copy.

Date DOROTHY BROWN FEB 20 2020  
*Dorothy Brown*

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



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Property of Cook County Clerk's Office

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

**CONFIRMED FEB 20 2020**

Date *Dorothy Brown*

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

