

UNOFFICIAL COPY



Doc# 2400922026 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/09/2024 03:15 PM PG: 1 OF 2

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

IN THE MATTER OF THE APPLICATION OF)
THE COUNTY TREASURER AND ET AL)
)
WHEELER FINANCIAL, INC.)
Petitioner)
v.)
JAMES T. LEYDEN)
Respondent.)

CASE NO. 2019COTD004559

Hon. Judge Tracie R. Porter

RECORDING COVER SHEET

This recording is pursuant to the attached Cook County Circuit Court December 14, 2023 order entered in the above case number declaring Void the Tax Deed recorded on December 20, 2021 as Document Number 2135457032 regarding the property identified and legal described as:

Legal Description:

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 2 IN BLOCK 6 IN W.F. KAISER' AND COMPANY'S ADDISON HEIGHTS SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3742 N. Nora Avenue, Chicago, Illinois

PIN: 13-19-121-044-0000

Prepared by and Mail To:
Salyer Law Offices, LLC
33 N. Dearborn Street Ste. 1505
Chicago, IL 60602

UNOFFICIAL COPY

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

IN THE MATTER OF THE APPLICATION OF)
THE COUNTY TREASURER AND ET AL)
WHEELER FINANCIAL, INC.)
Petitioner,)
v.)
JAMES T. LEYDEN)
Respondent.)

CASE NO. 2019COTD004559

Hon. Judge Tracie R. Porter

ORDER

This case coming to be heard for ruling on Wheeler Financial, Inc.'s Section 2-1203 Motion to Reconsider the Court's June 22, 2023 order granting Respondent James T. Leyden's Motion for Summary Judgment, for ruling on the remaining issues in Mr. Leyden's 2-1203 Motion to Vacate Order for Tax Deed and ruling on the parties' supplemental briefing from the August 23, 2023 hearing, the parties appearing, and the Court taking the briefing, record, and argument under advisement:

IT IS HEREBY ORDERED:

1. For reasons stated in open court:
 - A. Wheeler's Section 2-1203 Motion to Reconsider the Court's June 22, 2023 order is denied and the June 22, 2023 order granting Leyden's motion for summary judgment stands.
 - B. Leyden's objection regarding Daniel O. Hands is denied.
 - C. Leyden's objection regarding Maureen Rose is granted.
2. The November 16, 2021 order directing the county clerk to issue a tax deed remains vacated.
3. The tax deed recorded on December 20, 2021, as document number 2135457032 with the County Clerk Recorder on property index number 13-19-121-044-0000 is declared void as a result of the Court granting Mr. Leyden's motion to vacate.
4. This is a final and appealable order, having disposed of all issues in the case.

12/14/2023
ENTERED DATE
2313

JUDGE JUDGE'S NO.

Mindy S. Salyer
Amanda L. Moressi
Salyer Law Offices, LLC #44752
Attorneys for Respondent James T. Leyden
33 N. Dearborn Street - Suite 1505
Chicago, IL 60602 312-609-0900
mindy@salyer.law; amanda@salyer.law

ENTERED
Judge Tracie R. Porter-2313
DEC 14 2023
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
JUDICIAL CENTER OF COOK COUNTY, ILL.

I hereby certify that the certification is affixed is a true copy.
Date JAN 09 2024
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

