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

ROBERTO TORRES AND
RAFAELA TORRES,
Plaintiff,

VS.

Windy City Exteriors,
a Corporation,
Defendants.

No. 93 CH 9540

Cal. 09

DEPT. OF REVENUE 127 00
Cook County Clerk's Office 94191228
3925 S. STATE ST. CHICAGO, ILL. 60607
COOK COUNTY DEPARTMENT

DECREE TO QUIET TITLE

This cause regularly coming on to be heard upon the complaint of Plaintiff's To Quiet Title and Plaintiff's having appeared in open court by their attorney Ariel Valdes, of the Chicago Legal Clinic Inc. and the defendant Windy City Exteriors had notice of the pendency of this suit by personal service upon a registered agent of said corporation, on October 26, 1993; The Defendant having been defaulted for failure to file an Appearance or Answer to the Complaint To Quiet Title; and the court having heard, examined and considered oral and documentary evidence and the arguments of counsel, and being fully advised in the premises:

Now therefore the Court finds as follows:

1. That it has jurisdiction of the parties hereto and the subject matter hereof;
2. That all material allegations of the complaint herein have been proved and are true;
3. That Plaintiff's are owners in fee simple of certain real estate situated in Cook County, Illinois and described in the complaint, to wit:

LOT 14 (EXCEPT THE SOUTH 26.6 FEET TAKEN FOR METROPOLITAN WEST SIDE ELEVATED RAILROAD) IN HOFFMAN'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 51 IN THE CITY OF CHICAGO, SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

4. That Defendant unlawfully claims some interest or right in or to the premises by virtue of a certain Real Estate Mortgage purportedly executed and delivered by Roberto and Rafaela Torres on July 12, 1990 and recorded in the office of the recorder of

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deeds of Cook, County, Illinois on September 5, 1990 as document 90431808. Attached as Exhibit "A".

5. That said mortgage of defendant is apparently valid but the same is actually invalid for the reason that defendant never provided any financing and said mortgage constitutes a cloud upon the title of plaintiff to said real estate, which greatly diminishes the value and interferes with the sale thereof and the proceeds being fully disbursed to Plaintiff's; and

6. That the equities of this cause are with plaintiff's.

WHEREFORE, it is ordered, decreed and adjudged by the court as follows:

A. That the claim of defendant be, and it is hereby, decreed to be illegal and void and that the recorder of deeds of Cook County, Illinois, or his successor, be, and is hereby, authorized and directed to cancel said mortgage; Document # 90431808

B. That the title to the real estate hereinbefore described be and is hereby, quieted, established and confirmed in plaintiff's free and clear of any claim of defendant.

D. That plaintiffs recover their costs, including attorney's fees, herein and have execution thereon.

Dated _____, 1993

Enter

ENTERED	
CLERK OF THE CIRCUIT COURT	
ALDRICH STREET	
JUDGE	
JAN 21 1994	
JUDGE	KIMM
DEPUTY CLERK	



Ariel Valdes
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