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This Document Prepared
by and mail to:

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

DEPT-01 RECORDING \$27.00
T#0003 TRAN 5126 03/12/97 15:41:00
#7089 = DN *-97-170068
COOK COUNTY RECORDER

This space reserved for Recorder.

Atty. No. 90216

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

First Star Bank (f/k/a Avenue Bank & Trust
Company of Oak Park) as Trustee under
a Trust Agreement dated March 30, 1982
and known as Trust No. 3117,

Plaintiff,

v.

Chicago Title & Trust Company, in its
capacity as Trustee under a certain Trust
Deed dated May 21 1983 and
Unknown Owners,

Defendants.

No. 96 CH 13499

JUDGMENT TO QUIET TITLE

This cause coming on to be heard on the plaintiff's motion for the entry of an order of default and
a judgment to quiet title, due notice given, the defendants having been duly served with summons

BOX 340
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and complaint but having failed to appear or respond to the complaint, and the court otherwise fully advised of the premises, now, therefore, the court finds as follows:

1. This court has jurisdiction of the parties and the subject matter hereof;
2. The all material allegations of the complaint have been proved and are true;
3. That plaintiff, First Star Bank, f/k/a Avenue Bank & Trust Company of Oak Park, as Trustee under a Trust Agreement dated March 30, 1982 and known as Trust No. 3117 ("First Star") is the owner of fee simple of certain real estate situated in Cook County, Illinois, and described in the complaint, to wit:

Lot 18 and (except the south 40 feet thereof) of Lot 17 in block 22 in the Village of Ridgeland, A subdivision of the east ½ of the east ½ of section 7 and the northwest ¼ and the west ½ of the west ½ of the southwest ¼ of section 8, township 39 north, range 13 east of the third principal meridian, in Cook County, Illinois and commonly known as 230-32 North Harvey Avenue, Oak Park, Illinois.

P.I.N. 16-08-114-020-0000

4. That the defendant, Chicago Title & Trust Company, as a Trustee, unlawfully claims an interest in the above described real estate by virtue of a Trust Deed purportedly executed by Chicago Title & Trust Company and First Star and recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 15, 1983 as Document No. 26644035. ("Trust Deed" – attached as exhibit 1 to the complaint).

5. That said claim of defendant, Chicago Title & Trust Company, as a Trustee, in and by the Trust Deed is apparently valid, but the same is actually invalid for the reason that no value or consideration was given for the Instalment Note ("Note" – attached as exhibit 2 to the complaint) the Trust Deed purportedly secures. For this reason, the Trust Deed is a cloud upon the title of First Star to the above describe real estate, which greatly diminishes the value and

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interferes with the sale thereof.

6. That the defendants, Chicago Title & Trust Company and unknown owners, have failed to appear or respond to the complaint or to these proceedings.


7. That the equities of this case are with First Star.

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

1. The said claim of the defendant Chicago Title and Trust Company, by and through the Trust Deed be, and it is hereby decreed to be illegal and void and that the Recorder of Deeds for Cook County, Illinois be and is hereby authorized to cancel the Trust Deed of record.

2. That any claims of defendants unknown owners in and to the real estate hereinbefore described be, and they are hereby decreed to be illegal and void.

3. A judgment of quiet title is entered in favor of First Star and against the defendants. Title to the real estate hereinbefore described be, and it is hereby quieted, established and confirmed in First Star, free and clear of any claims of the defendants or the Trust Deed.

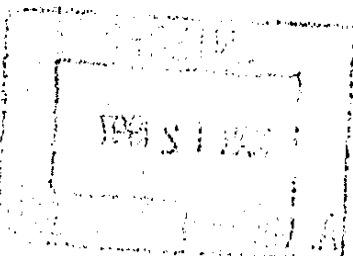
ENTERED

Judge Green
A. GREEN 129
Office
ENTERED
MAR 12 1997

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312-807-3800

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I HEREBY CERTIFY THE ABOVE TO BE CORRECT.
DATE MAR 12 1997

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.
THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW.