

CAPP

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

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
Theresa L. Lambert,
et al.,
Defendants.

Case No: 97 CH 00997
Address: 6901 S. Woodlawn

ORDER FOR SUMMARY JUDGMENT
AND TO QUIET TITLE

This cause coming to be heard on the Plaintiff, City of Chicago's motion for summary judgment the court having jurisdiction over the parties and the property.

The court:

1. finds that the property commonly known as 6901 S. Woodlawn (hereinafter the property), and legally described as:

LOT 208 IN BROOKHAVEN, BEING S.E. GROSS' SUBDIVISION OF THE SOUTH 23.569 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

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was conveyed to the City of Chicago by judicial deed on September 9, 1996;

2. finds that all allegations in the City's First Amended Complaint to Quiet Title are true and uncontested;
3. a. finds that Fannie Mae Spencer, the record owner, never conveyed any interest in the property to Rose Gray;
b. finds that the purported deed from Fannie Mae Spencer to Rose Gray recorded as document 95032858 is invalid and did not convey title to the property;
c. finds that the deed, from Fannie Mae Spencer to Rose Gray recorded as 95032858, was eliminated by operation of law when the City of Chicago received a judicial deed to the property at 6901 S. Woodlawn;
4. a. finds that because Fannie Mae Spencer never conveyed any interest in the property to Rose Gray, the deed from Rose Gray to NOW Development, recorded as document number 95305084 is improper, and purports to convey a nonexistent interest in the property;
b. finds that the deed from Rose Gray to NOW Development Corporation, recorded as document number 95305084, is a cloud on the title of the plaintiff; and as such, decree that the deed is illegal and void; and
c. orders canceling the deed recorded as document number 95305084 cancelled as a matter of record, and stating that Fannie Mae Spencer and Rose Gray have no claim to title for 6901 S. Woodlawn.
5. a. finds that because NOW never held any interest in the property, the deed from NOW to Theresa Lambert recorded as document number 96722203 is improper, and purports to convey a nonexistent interest in the property;
b. finds that the deed NOW Development Corporation to Theresa Lambert recorded as document number 96722203 is a cloud on the title of the plaintiff, and as such, decrees that the deed is illegal and void; and
c. orders the deed recorded as document number 96722203 cancelled of record.
6. a. finds that the trust deed recorded as document number 96767989 constitutes a cloud on the title of the plaintiff, and as such decrees said trust deed to be void;
b. finds that title to said real estate is found and decreed to be in the plaintiff, the City of Chicago, free and clear of claims of Theresa L. Lambert, and Associates Finance a/k/a

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c. enters an order canceling the trust deed recorded as document number 96767989 as of record, and finding that Theresa L. Lambert, Associates Finance a/k/a Associates Financial Services Co. Inc., S.E. Matthews a/k/a Shelton Matthews have no claim to the property at 6901 S. Woodlawn;

7 a. finds the warranty deed recorded as document number 96939337 constitutes a cloud on the title of the plaintiff and orders it to be canceled of record;

b. finds that title to said real estate is vested in the plaintiff, the City of Chicago, free and clear of said deed or any claim of the defendants N.O.W. Development Corporation, Wallace Brown, Theresa L. Lambert, S.E. Matthew a/k/a Shelton Matthews, Associates Finance a/k/a Associates Financial Services Co., and any unknown owners or nonrecord claimants; and

c. orders canceling the deed recorded as document number 96939337 cancelled of record.

5/11/99
Hearing date

[Signature]
Judge

JUDGE ROBERT V. BOHARIC
MAY 11 1999
Circuit Court-181

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