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

Estate of:)
)
 MARY G. SYKES,)
)
 A Disabled Adult)
)
 Plaintiff,)
)
 v.)
)
 JPMORGAN CHASE BANK, N.A.;)
 CHASE HOME FINANCE LLC;)
 GLORIA J. SYKES,)
)
 Defendants.)



No. 2009 P 4585

FILED
MAY 24 2012
DOROTHY BROWN
CLERK OF CIRCUIT COURT

AMENDED PETITION FOR PARTITION

Carolyn Toerpe, in her capacity as the guardian of the person and estate of Mary G. Sykes, a disabled adult, by and through her counsel, Fischel & Kahn, Ltd., hereby files her Amended Motion for Partition Action against Gloria J. Sykes.

Plaintiff, Carolyn Toerpe, alleges against defendants JPMorgan Chase Bank, N.A., and/or Chase Home Finance LLC, and Gloria J. Sykes as follows:

1. Mary G. Sykes, and defendant, Gloria J. Sykes own in fee simple as joint tenants real estate and premises located in Cook County at 6016 N. Avondale, Chicago, Illinois and described as follows:

THAT PART OF LOT 6 LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 6 AT RIGHT ANGLES THEREFROM WHICH IS 122 FEET SOUTHWESTERLY OF NORTHEASTERLY OR MOST NORTHERLY CORNER OF SAID LOT 6 OF THE FOLLOWING DESCRIBED PREMISES: LOT 6 (EXCEPT THE NORTHEASTERLY 4 FEET DEDICATED FOR PUBLIC STREET AND EXCEPT THE SOUTHEASTERLY 55 FEET ON THE EAST LINE AND THE SOUTHEASTERLY 34.2 FEET) ON THE

WEST LINE OF SAID LOT 6 IN BLOCK 25 IN NORWOOD PARK IN SECTION 6,
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

PIN: 13-06-306-035-0000

2. Mary G. Sykes and Gloria J. Sykes derived title to the property in the following manner: by deed of conveyance executed and delivered on June 24, 1998, by the owner in fee simple, conveying the property to them in fee simple as joint tenants.

3. The property is the only real estate owned in common by Mary G. Sykes and Gloria J. Sykes.

4. JPMorgan Chase Bank, N.A. and/or Chase Home Finance LLC is the mortgagee of the mortgage on this property, pursuant to Mortgage Document Number 0717333114, hereby attached as Exhibit A.

5. No person other than the parties named above has any interest, right, or title in or to the property, or any part of it, by possession, remainder, reversion, or otherwise.

6. Carolyn Toerpe, in her capacity as the guardian of the person and estate of Mary G. Sykes, desires that the property be divided or partitioned among Mary G. Sykes and Gloria J. Sykes according to their respective rights or interests, or, if division cannot be made without manifest prejudice to the parties in interest, that the property be sold and the proceeds divided among the parties according to their respective rights or interests. Plaintiff previously requested that defendants join in a voluntary partition or consent to the sale of the property, but they have refused or are incompetent to do so.

WHEREFORE, Carolyn Toerpe respectfully requests this Court as follows:

(a) The respective rights and interests of Mary G. Sykes, JPMorgan Chase Bank, N.A., and/or Chase Home Finance LLC and Gloria J. Sykes in whole, or any part, of the real estate and premises described above, or the sale proceeds, be ascertained, be declared, and settled by the judgment of this court.

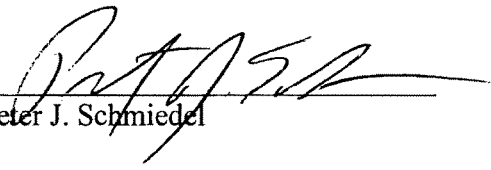
(b) A fair division and partition of the property be made between the Mary G. Sykes, JPMorgan Chase Bank, N.A., and/or Chase Home Finance LLC and Gloria J. Sykes, according to their respective rights and interests in the property.

(c) If division or partition of the property, or any part of it, cannot be made without manifest prejudice to the parties in interest, the property, or the part or parts of it as cannot be divided or partitioned, be sold by or under the direction of this court, and the proceeds of the sale, after paying the costs and charges of this action, divided among the parties *[or the parties and all other persons who may appear to have interests or rights in the property]*, according to their respective rights or interests in the proceeds as ascertained and declared by judgment of this court.

(e) The court grant any other relief as it deems equitable and proper.

Respectfully Submitted,

FISCHEL & KAHN, LTD.

By: 
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