

Exhibit - "R"

(this order - 1 page)

Exhibit - "S"

**(DNAinfo story - below
a 7-page document)**

Exhibit - "T"

**(Chicago Tribune story about disbarred attorney,
Paul Shelton, who was a repeat offender: see filed
court documents, or ask plaintiff, for details)**

NO. 1-18-0572

IN THE APPELLATE COURT OF ILLINOIS
FIRST DISTRICT

GMAC Mortgage, LLC,) Appeal from the Circuit Court of Cook County, IL
Plaintiff)
vs.) No. 07CR29738
) (Transfer into <u>Law</u> Division from Chancery)
Gordon W. Watts, et. al.,)
Defendants) Hon. James P. Flannery, Jr., Judge Presiding

ORDER

This matter coming on to be heard on the motion of Movant, Gordon Wayne Watts, for Summary Judgment, and, notice having been given, and the Court being ~~fully~~ advised in the premises:

IT IS HEREBY ORDERED that the Circuit Court of Cook County shall vacate its order in *GMAC Mortgage, LLC v. Watts*, case No. 2007-CH-29738 (03/01/2018), denying Gordon Wayne Watts leave to intervene. The circuit court is instructed to grant Mr. Watts a Fee Waiver, and prepare the selected Record on Appeal items listed in Watts' draft order in his 03/16/2018 Motion for Extension of Time to file Record on Appeal in case no. 1-18-0091 and transmit the record to this court by electronic means. *The Court has no jurisdiction to order the Cir. Ct. to allow Watts leave to intervene, grant a fee waiver or to prepare the record on appeal & transmit to App. Ct. in this matter (1-18-0572)*

~~The trial court shall speedily prepare the selected record, so notify this court, and transmit it to this court by electronic means, on accelerated docket.~~

Motion Denied.

IT IS SO ORDERED.

ORDER ENTERED

MAY 03 2018

APPELLATE COURT, FIRST DISTRICT

Justice *James P. Flannery, Jr.*

Justice _____

Justice _____

Prepared by:
Gordon Wayne Watts
821 Alicia Road
Lakeland, FL 33801-2113
(863) 688-9880 (h), (863) 409-2109 (c)

LINCOLN PARK & OLD TOWN Politics Real Estate

'Rotted' Old Town Triangle House Owner Faces Daily \$1K Fine As Charges Fly

By [Ted Cox](#) | April 7, 2017 5:20am
[@tedcoxchicago](#)



With the steeple of St. Michael's Roman Catholic Church in the background, the building at...

[▲ View Full Caption](#)

DNAinfo/Ted Cox

CITY HALL — Charges flew back and forth Thursday at an

informational hearing before the Commission on Chicago Landmarks concerning a "rotted" 19th-century house protected within the Old Town Triangle Historic District.

Ald. Michele Smith (43rd) led the way, accusing the owner of a [controversial building at 1720 N. Sedgwick Ave.](#) of reflecting "a disturbing trend ... to leave the properties without any maintenance essentially to try to allow the house to deteriorate and take the easy road to demolition."

Smith charged that owner Joseph Younes "knew full well the condition of the building" when he took control of it in 2015 "and then took steps, we believe, to make it even worse."

Smith was backed by commission staff architect Cynthia Roubik, who said Younes had gone beyond the scope of a building permit to fix the foundation late last year when the roof was removed and the building left exposed to the elements.

But Younes disputed those claims.

"The city has its view," he said. "There's always two sides to the story." Younes accused the previous owner of dragging out the sale

for eight years and allowing the house to "deteriorate" and become rat-infested. He said he complained to Smith during that process "and she took no action whatsoever."

Younes has previously insisted the building naturally "rotted" with age.

Who should turn up at the hearing, however, but previous owner Richard Daniggelis. "Oh, I love this," he said. "I just love this."

Maintaining that he was still the rightful owner of the building, Daniggelis said, "That house, every inch, is precious to me."

Bought by his grandfather in 1911, it was the home the 78-year-old was brought home to as an infant.

"It was fine. The roof was fine," he said. "That foundation was solid," he added, as it was poured by his father in 1960 with elements of steel mixed in.

"I was evicted because of the falsification of documents," Daniggelis charged, adding that he was still pursuing the case in court.

Commission Chairman Rafael Leon told Daniggelis he believed him, but that his claims were irrelevant to the matter before the commission, which was not scheduled to take any action regarding the house Thursday.

Even so, the case laid out against Younes for violating protections within the Old Town Triangle Historic District had potentially dire consequences for him. Lisa Misher, of the city Law Department, acknowledged that "demolition by neglect" was a "tricker subject" to

deal with than the norm legally, but said it left Younes open to fines of \$1,000 a day and a moratorium on any new building on the property.

Leon called the fine "pretty substantial."

"The moratorium provision is very powerful," Misher added, in that the city could disallow any new construction on the property for five years if it were shown that Younes allowed it decay to the point where demolition was necessary.

Ward Miller, executive director of Preservation Chicago, said the home should be preserved and restored, adding he fully supported the city and the commission in seeking to protect the house, built shortly after the Great Chicago Fire in 1871 as the city expanded north.

Younes insisted he "didn't want to demolish the building, wanted to save the building." Granting that work had exceeded the permit as "an error on my contractor's part," he said, "The roof was falling apart" and that his contractor "took the initiative to take it down" and "remove a dangerous condition."

"Everything that was done needed to be done," Younes said. "It's our intention to put the property back exactly the way it was before — exactly the way it was before."

Daniggelis scoffed at that, calling the house's decay an "abomination" and saying, "He should be penalized \$1,000 a day — at least!"



The commission did not take any action Thursday, but the city has already had a temporary receiver appointed in court to take charge of the building and protect it as best as possible, and another court hearing on the matter is scheduled for April 27.



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While mom took care of others, she got taken

By **John Kass**

CHICAGO TRIBUNE

MAY 10, 2009

This is a Mother's Day column for Lessie Towns, 75, who is called "Mom" by her neighbors and has lived in her brick Chicago bungalow in the 9400 block of South Ada Street for almost 40 years.

Towns is the daughter of Arkansas sharecroppers and moved to Chicago as a teenager. She worked all her life, raised five children and made sure each child worked and went to college.

She lost two of her grown children, one to a heart attack, the other to lung disease -- and has another daughter in the hospital battling cancer. Last year, Towns adopted a 5-year-old boy.

During all this, the mortgage vultures came circling.

Now Lessie Towns may lose her home, just another victim of alleged mortgage fraud.

According to state records filed by the Illinois Department of Financial and Professional Regulation last week, here's what happened:

In 2005, Lessie Towns thought she was keeping up with her house payments, but in fact was in trouble. A woman from Oak Brook-based Trust One Mortgage Corp. -- owned by lawyer Paul L. Shelton of Hinsdale -- knocked on her door.

The Trust One agent told Towns that the bungalow was close to being foreclosed upon, but that Trust One had a plan to refinance the mortgage so Towns could keep her home.

All she had to do was sign some papers to add another person's name on the house, because Towns didn't have enough credit.

"I told her, 'I don't want to sell my house, I want to keep my house. I don't want to sell it because I've been here too long,'" Towns told this column. "She said, 'No, we're not going to sell it. We're going to help you keep your house and then turn it back into your name in six months or a year.'"

Towns said she decided to take the deal, and signed what she thought were re-financing papers. Actually, they were papers authorizing the sale of her home to another Trust One employee.

Louis Pukelis, spokesman for the department of professional regulation, said the agency's investigation

found that Towns kept making monthly mortgage payments of \$700 to the Trust One agent who had first approached her, who often came to pick up the checks in person. But after about eight payments, the agent didn't show, so Towns drove over to the Homewood office of Trust One.

"I went out to the office in Homewood to pay, and a padlock was on the front door, and there was nothing in that big, old, pretty office," Towns said. "Just locks on the door, nobody in the building at all. I started running around to see who could help me."

The Homewood office phones had been disconnected, so she kept calling Trust One headquarters in Oak Brook, but never received a return call, she said. That's about the time she learned that even though she'd been paying the mortgage, she didn't really own her home.

A check of Cook County real estate records last week confirmed that her home was sold to the Trust One employee for \$120,000. A few months later, it was sold to a part-time maintenance man and gospel singer, Willie Smith, for \$175,000. Smith never made a single payment.

We interviewed Smith on Friday. He said that a deacon at his Englewood neighborhood church -- another Trust One agent -- approached him with an offer he couldn't refuse.

"He said, 'How would you like to make a little money in real estate?' He wanted to use my name and put them on the properties," Smith told us.

Smith said he was paid \$10,000 to use his name on three different properties, including Towns' home, a claim confirmed by Pukelis. In all the deals, Trust One boss Paul L. Shelton was the lawyer, state documents show.

"I thought I was going to be buying and selling properties, but I didn't have to put up a dime," said Smith.

At the time Smith was signing his name as a real estate baron, he was a part-time security guard.

Now Towns has gone to court to try to get her home back. State regulators are investigating Trust One further, and Illinois Atty. Gen. Lisa Madigan's office is also taking a look.

Last week, state regulators stripped Paul L. Shelton of Trust One Mortgage of his real estate and other licenses, alleging that Towns was the victim of real estate fraud, that her home was flipped to "straw buyer" Willie Smith and that Smith was recruited by a Trust One agent. Smith's income and other documents were "falsified" in the deal brokered by Trust One, the agency alleged.

Repeated calls to Trust One boss Shelton were not returned. Perhaps he's not interested in telling me his

story because I'm not a 75-year-old woman.

The biography of Shelton on his company's Web site lists him as a married Hinsdale father of five, so it's quite possible that he's hosting a fancy Mother's Day brunch.

As his family sips their mimosas and munches on smoked salmon and asparagus frittatas, and he hands out a Mother's Day present, I wonder if they'll think of all the people who made it possible.

People like Lessie Towns, out on the South Side, an old woman with a kindergartner to raise, living in a house she thought was her own.

jskass@tribune.com

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From Quinn on down, all were on her side

By **John Kass**

CHICAGO TRIBUNE

AUGUST 21, 2009

Lessie Towns was told that the governor of Illinois would be in her backyard in 20 minutes.

She didn't even have time to fix lemonade and cookies, and there he was, **Pat Quinn** giving her a big kiss on the cheek, signing what his office called the "Lessie Towns Act," to protect homeowners against unscrupulous mortgage vultures.

"It was awesome," said Towns, 75, who has lived in the same house in the 9400 block of South Ada Street in Chicago for more than 40 years. "I was just shocked. I didn't know they had reached all the way to the governor."

So her backyard garden was decorated with politicians in suits, and they signed decrees and Towns served them pop and water.

"I couldn't count 'em," she said of the politicians. "The backyard was full. The gangway was full, and the streets were full. Camera people. TV. Everybody on the block was looking, like, 'What's going on with all those dignitaries over there?' I don't think I ever witnessed anything like that."

Many politicians snicker that our Gov. Quinn is somewhat ostentatiously naive, but as a political gadfly, he knows which side of Lessie Towns to stand on. Quinn stood on the good side. It just so happens that's also the right side.

I often rip on politicians and bureaucrats, but heck, I was born in Chicago and one of my earliest childhood memories was of the city inspectors putting the muscle on my dad at his grocery, walking out with bags full of steaks. Sometimes, though, more often than I give them credit for, people in government -- like the Illinois Department of Professional Regulation -- stick up for those like Towns. And when they do, I should say so.

Back on Mother's Day, I told you about Towns. The daughter of Arkansas sharecroppers worked all her life, raised five children and hoped to die in her bungalow with the garden and all the flowers. But at 74, she adopted a 5-year-old boy and began a day-care business out of her home to supplement her meager Social Security benefit.

She thought she was keeping up with her house payments. But unbeknown to Towns, her mortgage had

slipped into delinquency. She told state regulators that an agent from Trust One Mortgage Corp. of Oak Brook convinced her that all she had to do was add another person's name on the documents, sign them, and everything would work out.

She kept paying on schedule. But her house was sold without her knowledge, then resold again, this time to a part-time gospel singer and janitor named Willie Smith. He told us that another agent of Trust One paid him \$10,000 for the use of his name on three different properties, including Towns' home. The other agent was a deacon at Smith's church in the Englewood neighborhood.

"[The deacon] said, 'How would you like to make a little money in real estate?' He wanted to use my name and put them on the properties," Smith recalled in May. "I thought I was going to be buying and selling properties, but I didn't have to put up a dime."

Towns' house ended up in foreclosure court. But wise Cook County Chancery Court Judge Lisa Curcio put a stop to it -- at least temporarily -- by vacating the foreclosure until things get sorted out. Thanks to Curcio, and the hard work of Towns' lawyer, Sabrina Herrell, Towns gets to stay in her home.

But the real heroes work at the Department of Professional Regulation. Now, the department is investigating lawyers, agents and owners of Trust One and has moved to revoke their business and legal licenses.

So there, I've praised a judge, bureaucrats, politicians, even the governor, all in the same column. Quinn knows what this means: That by the time you read this, the ground has cracked wide open under my keyboard and I've been swallowed whole by the Earth.

Now, back to Lessie Towns.

She's tired, having raised five children and lost three of them, the last being a daughter who succumbed to cancer a few weeks ago. She has that little boy to raise now, and a house to raise him in. What we wanted to know was what Quinn said to her as he gave her that big smooch in front of the TV cameras a couple of weeks ago.

"The governor invited me to the mansion. He told me he was proud of me, that I stepped up to the plate to do the right thing," Towns said, meaning she contacted Professional Regulation, brought her receipts and began fighting back.

"Everybody before them was trying to steal my house or telling me I could get another house. But I don't want another house. This is my house. I've been here for 40-some years, and I'm going to stay right here," Towns said.

Before the politicians left her backyard, they did an amazing thing. They cleaned up after themselves and helped bring the chairs back inside.

"The neighbors helped, too, then it was quiet again," she said.

Did the politicians fix any potholes?

"No. They didn't fix any potholes. Maybe next time."

jskass@tribune.com

Kass and the Chicago Way: Catch up on John Kass' recent Tribune columns at chicagotribune.com/kass

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