

STATE OF MICHIGAN
COURT OF CLAIMS

OHEL 3, LLC,

Plaintiff,

No. 18-000102-MT

Hon.

v

STATE OF MICHIGAN DEPARTMENT OF
TREASURY,

Defendant.

ROCHELLE E. GUZNACK (P61675)
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GUZNACK, PLLC
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MOE FREEDMAN (P74224)
Assistant Attorney General
Attorney for Defendant Michigan
Department of Treasury
SCFRA & Collections Division
3030 W Grand Blvd, Ste 10-200
Detroit, MI 48202
(313) 456-0140

STIPULATION AND ORDER
BETWEEN PLAINTIFF
AND THE MICHIGAN DEPARTMENT OF TREASURY
QUIETING TITLE AND
DISMISSING CASE AGAINST MICHIGAN DEPARTMENT OF TREASURY

STIPULATION

Plaintiff, OHEL 3, LLC, through its attorneys, Law Offices of Rochelle E. Guznack, PLLC, and Defendant, Michigan Department of Treasury, through its attorneys, BILL SCHUETTE, Michigan Attorney General, and Moe Freedman, Assistant Attorney General, stipulate as follows:

1. Plaintiff, OHEL 3, LLC, named Defendant, the State of Michigan's Department of Treasury (Treasury) in this action which originated in Wayne

County Circuit Court Case No. 18-004029-CH because it seeks to quiet title to property that Treasury may have once held an interest in as the result of a State Tax Lien recorded with the Wayne County Register of Deeds. Plaintiff has no monetary claims against Treasury but is simply seeking to quiet title to a property.

2. Plaintiff is seeking to quiet title to a property in Wayne County that is described in the complaint as:

E Prest 1877 Blackstone Park Sub No 2 L49 P47 Plats,
WCR 22/237 40 x 119. Wayne. County Records.

Tax Parcel ID: 22048804

More commonly known as: 18668 Prest St., Detroit, MI
48235

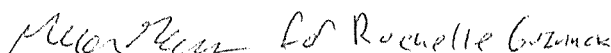
3. While Treasury may have at one time held an interest in the property, Treasury no longer holds an interest in the property and does not object to the entry of an order quieting title in the Plaintiff.

4. Treasury does not at this time have a lien against property in which Defendant Page Cheatom has an interest that would place a cloud on the title of the property.

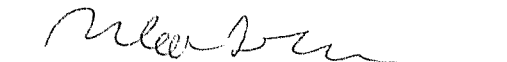
5. Treasury does not at this time have a lien against property in which M. Thompson-Johnson, a prior owner of the property, has an interest that would place a cloud on the title of the property.

6. Treasury is dismissed without prejudice and without costs as a Defendant in this matter.

7. This Stipulation and Order does not affect Plaintiff's Complaint against the remaining Defendants in Circuit Court, and Plaintiff's case against the remaining Defendants will proceed unaffected by this Stipulation and Order.


Rochelle E. Guznack (P61675) *W/Plaintiff*
Attorney for Plaintiff,
OHEL 3, LLC

Date: 7/30/18


Moe Freedman (P74224)
Attorney for Defendant, State of
Michigan Department of Treasury

Date: 7/30/18

**ORDER QUIETING TITLE AS TO THE STATE OF MICHIGAN AND
DISMISSING CASE AGAINST DEFENDANT MICHIGAN DEPARTMENT
OF TREASURY**

At a session of said Court,
held in the State of Michigan,
on August 3, 2018.

PRESENT:

HON: Colleen A. O'Brien
Court of Claims Judge

As Stipulated above between Plaintiff, OHEL 3, LLC and Defendant, State of Michigan Department of Treasury, title is hereby quieted as to the Michigan Department of Treasury in favor of the Plaintiff for the real property described as:

E Prest 1877 Blackstone Park Sub No 2 L49 P47 Plats,
WCR 22/237 40 x 119. Wayne. County Records.

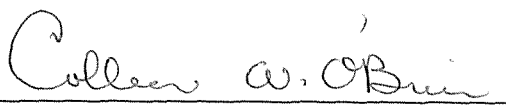
Tax Parcel ID: 22048804

More commonly known as: 18668 Prest St., Detroit, MI
48235

and this case is dismissed without Prejudice and Costs as to the Defendant, Michigan Department of Treasury, only.

IT IS SO ORDERED.

This is a Final Order and Resolves the last Pending Claim in this case.



COURT OF CLAIMS JUDGE