

# UNOFFICIAL COPY

## PREMARITAL AGREEMENT

THIS AGREEMENT, made this 23 day of May, 2009, between ANNA SEMONEVA, of 23 years old; addressed at 2626 W.21th Street, Chicago Illinois, 60608 as first party and DAVID AVALOS, of 35 years old; addressed at 2626 W. 21th Street, Chicago, Illinois, 60608, as second party.

WITNESSETH

WHEREAS, Husband (check all that apply):

- has previously been married;
- has a child or children;
- has not been married; and



Doc#: 0918744087 Fee: \$130.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2009 03:17 PM Pg: 1 of 20

Wife (check all that apply):

- has previously been married;
- has a child or children;
- has not been married.

The parties desire to enter into this agreement prior to their contemplated marriage.

WHEREAS, the parties hereto have accumulated separate estates; and

WHEREAS, the parties are about to contract marriage and execute this agreement in contemplation of marriage to be effective upon their marriage in accordance with the laws of the State of Illinois, including any Uniform Premarital Agreement Act, or other applicable laws, adopted by the State of Illinois; and

WHEREAS, the parties desire to enter into an agreement regarding certain properties, responsibilities, duties and obligations including but not limited to any interest, present or future, legal or equitable, vested or contingent, in real or personal property, including income and earnings; and

WHEREAS, the parties have furnished each other with a financial statement which each party acknowledges is a full and complete disclosure of substantially all of the real and personal property now owned by him or her and agree that the values are an estimate by him or her of the approximate present value of the property. All property listed is now and shall continue to be separate properties of the respective parties. Originals or copies of said financial statements are attached hereto as Exhibits "A" and "B"; and

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WHEREAS, the parties desire to express in writing their agreement that, except as hereinafter specifically provided, their marriage shall not in any way change their rights, or the rights of their heirs (exclusive of the parties) or of their devisees or legatees, in the real and personal property owned or hereafter acquired by each of the parties and that said rights shall be governed by the terms of this agreement; and

NOW, THEREFORE, in consideration of the parties and of their mutual promises and agreements, they agree one with the other as follows:

(1) Each of the parties shall have full control of his or her own separate property, real, personal and mixed, wherever the property is located. Each of the parties shall have and hereby is given the right to lease, sell, convey, mortgage or otherwise dispose of their separate property and receive all monies, rents, issues, income and profits thereof without any restrictions whatever and without interference from the other party. Each of the parties shall pay his or her own debts whenever contracted and in no case shall either party be held liable for the debts of the other parties in any way.

(2) Except as otherwise expressly provided, each of the parties hereby waives, relinquishes, conveys, quitclaims, bars, discharges, surrenders and releases, and hereby agrees to waive, relinquish, convey, quitclaim, bar, discharge, surrender and release, to the other all of the following:

(a) Any and all of his or her right, title and interest of every kind and description, which he or she may have, acquire, enjoy or be seized by reason of, or on or after, their marriage, as the wife, husband, widow or widower of the other party, in the separate property of the other party, whether real, personal and mixed and wherever located; and

(b) Any and all rights to any property of the other party titled in that other parties sole name, whether before or after the marriage; and

(c) Any and all property acquired by the other party by inheritance or other means; and

(d) Any and all rights, if any, to all or a portion of the property of the other party whether by way of dower, courtesy, homestead, widow's allowance, statutory share or provision, descent, community property inheritance, succession or otherwise;

(e) His or her right, if any, granted to or vested in him or her, by statute or otherwise, to renounce, or to elect to take against, the provisions of the other party's will or any codicil thereto; and

(f) His or her right, if any, granted to or vested in him or her by statute or otherwise to act as executor or administrator of the other party's estate.

Except as otherwise expressly provided, it is the intent of the parties that this paragraph shall be construed so that each party may deal with his or her property and any trust in which he or

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she may have an interest as if their marriage had not taken place, and on the death of either party his or her estate and any trust in which he or she may have an interest will be administered, descend and be distributed in exactly the same way and to the same heirs, next of kin, devisees or legatees as if the other party had predeceased the party so dying. Nothing contained in this paragraph or in this agreement, however, is intended to preclude either party from voluntarily making provision for, or granting powers or rights to, the other party in and by the formers last will, a codicil thereto or otherwise.

(3) (check One)

The parties have each executed a Last Will and Testament, copies of which are attached hereto as Exhibits \_\_\_\_\_ and \_\_\_\_\_. The parties agree that these Wills are in conformity with the provisions of this agreement and as consideration for this agreement, each party does hereby waive any and all objection to the terms of the said Last Will and Testament of the other and each party agrees not to contest or renounce the terms of thereof. Likewise, each party agrees not to contest or renounce any future Wills or Codicils, which are in conformity with the terms of this agreement. *Initials if Selected:* \_\_\_\_\_

OR

The parties shall not change their existing Will, if any, or make a new Will at this time, but any new Will executed shall be in conformance with the provisions of this agreement. *Initials if Selected:* A . S . \_\_\_\_\_

(4) The fact that either party (without being obligated to do so) may give, devise or bequeath to the other party property or an interest therein, or otherwise confer rights or powers on the other party, in trust or by gift or will, shall not be construed as a waiver of any provision hereof or as evidence that there is or was an agreement or understanding between the parties other than as specifically expressed herein.

(5) Each party agrees, on behalf of himself or herself and of his or her heirs, executors, administrators and assigns, that he, she or they, at the request of the other party or the latter's heirs, executors, administrators and assigns (but at the cost of the other party or his or her heirs, executors, administrators, and assigns), will make, do, execute, acknowledge and deliver any and all such further or other acts, deeds and instruments as shall be appropriate, necessary or desirable to carry in effect the intent, purpose and provisions of this agreement without question or delay, except that neither party shall be obliged to sign any mortgage, note, bond or other instrument which may subject him or her, or his or her estate and property, to personal liability.

(6) In selling, assigning, granting, releasing, conveying or otherwise dealing with the property of either party, the party whose property is being so dealt with shall be and hereby is constituted the other party's attorney-in-fact and as such shall have full power in the name of such other party or in the joint names of both parties to join in the contemplated transaction and execute documents to effect it on behalf of such other party, independently and without the consent or privity of such other party, to the same extent and as fully as if their marriage had not taken place.

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(7) During the course of the marriage, all property acquired by each party in their own name shall be deemed to be part of their separate estate and by the terms hereof, each party hereby waives and relinquishes all claim to the separate estate of the other. Likewise, all property acquired during the marriage in the joint name of both parties shall be deemed to be part of their joint estates and thereby evidence their intent to grant the powers and rights to the parties as to said jointly owned property as is provided to spouses by operation of law.

(8) The parties agree that each party shall provide for the payment of their individual health care, convalescence and funeral expenses out of their separate estate so as not to be a financial burden on each other.

(9) Despite any other provisions of this instrument, this agreement shall not affect in any way the parties' rights, titles, powers, duties, discretions, immunities and interest in any property owned in joint tenancy or entirety with rights of survivorship, which they may hereafter acquire.

(10) To the extent permitted by law, this agreement shall govern the rights and obligations of the parties in the event of death of either or both parties, separation or divorce. In the event of divorce, the parties agree this agreement shall be binding on both parties and shall be incorporated into any divorce decree.

(11)  Not applicable or  The parties further agree that in the event of divorce, the following additional provisions shall apply notwithstanding the other provisions of this agreement:

(a) The Wife shall be entitled to receive property of Husband described as follows: none or list property \_\_\_\_\_

(b) The Husband shall be entitled to receive property of Wife described as follows: none or list property \_\_\_\_\_

(c) The following property shall be sold and the proceeds, less expenses divided equally between the parties: none or list property \_\_\_\_\_

(d) The Husband shall pay a lump sum settlement to Wife described as follows: none or list property \_\_\_\_\_

(e) The Wife shall pay a lump sum settlement to Husband described as follows: none or list property \_\_\_\_\_

(f) The marital domicile shall be [occupied by Wife until her death or occupied

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by Husband until his death or sold and the proceeds divided equally between Husband and Wife.]

If sold, the proceeds will go entirely to Husband.

(g) Both parties waive the right to alimony and property settlement, except as otherwise provided herein.

WAIVED.

(12) This agreement shall be controlled, construed and given effect by and under the laws of the State of Illinois. It is the intent of the parties that the Agreement be enforced to the fullest extent permissible under applicable laws and public policies. The invalidity, illegality, or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid, illegal, or unenforceable provision had been omitted.

(13) This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all parties.

(14) No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

(15) This Agreement may be executed in any number of copies, each of which shall be deemed an original and no other copy need be produced. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require.

(16) This Agreement shall be binding upon the parties hereto and upon their respective executors, administrators, legal representatives, successors, and assigns.

(17) This agreement may only be amended or revoked by written amendment signed by both parties.

(18) Each party further agrees and affirms as follows:

- (a) That the party did execute the agreement voluntarily; and
- (b) That this agreement is not unconscionable when it was executed; and
- (c) Both parties were provided prior to execution of this agreement a fair and reasonable disclosure of the property or financial obligations of the other party;
- (d) That he and she did have, or reasonably could not have had, an adequate knowledge of the property or financial obligations of the other party.

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The parties hereby execute this agreement in several counterparts, any executed copy of which shall be considered for all purposes as an original, on the day and year above written.

Anna Semenova  
ANNA SEMENOVA FIRST PARTY

David Avalos  
DAVID AVALOS SECOND PARTY

Approved: Francisco Huerta-Galvan  
Attorney for Second Party: FRANCISCO HUERTA-GALVAN

Notary Public for First Party: Gloria Usquiano

LAW OFFICE OF:  
FRANCISCO HUERTA-GALVAN  
1800 SOUTH MORGAN STREET  
CHICAGO, IL 60608

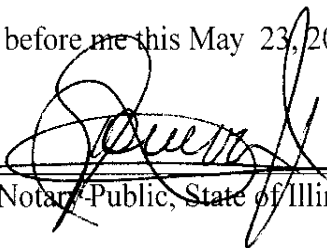
Note: This agreement must be executed before a notary public.



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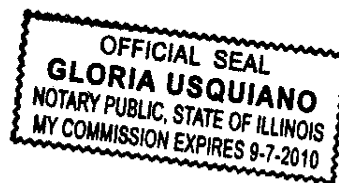
STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this May 23, 2009, by DAVID AVALOS.

  
\_\_\_\_\_  
Notary Public, State of Illinois

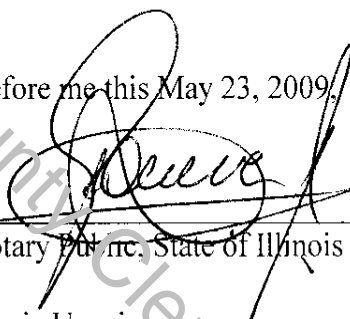
Gloria Usquiano

My Commission Expires:  
09/07/2010



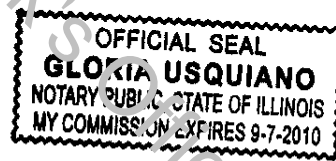
STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this May 23, 2009, by ANNA SEMENOVA.

  
\_\_\_\_\_  
Notary Public, State of Illinois

Gloria Usquiano

My Commission Expires:  
09/07/2010



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## Financial Statement Disclosure Information

This financial statement disclosure is for use in connection with a premarital agreement and should be completed accurately and completely. This statement should contain a full disclosure of all your assets and liabilities. You should initial each page and sign the last page. Your prospective spouse should also sign the last page acknowledging receipt.

Both persons must complete a separate financial statement and provide it to the other party. Two forms are enclosed, one for each party.

This form can be completed in Word or printed and completed by hand.

If you require additional space, please attach additional pages for the sections you need to expand.

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****PERSONAL FINANCIAL DISCLOSURE STATEMENT**

To: \_\_\_\_\_

Date: 05/23/2009

**Individual Information**

Name: DAVID AVALOS  
 Address: 1250 S. INDIANA AVENUE  
 City: Chicago State: IL. Zip: 60605  
 Occupation: Fireman  
 Phone: 773-879-7410

**Current Assets****Current Liabilities**

Cash on Hand or in Banks	15,000	Notes Payable (Secured)(Schedule F)	
Other Cash:		Notes Payable (Unsecured)(Schedule G)	
Real Estate (other than residence (Schedule A))		Real Estate Mortgages Payable (Schedule H)	
Residence		Auto Loans (Schedule I)	
Motor Vehicles (Schedule B)		Unpaid Taxes and Interest	
US Government Securities (Schedule C)		Due to Brokers	
Non-Marketable Securities (Schedule D)		Open Accounts	
Stocks (Schedule E) 401-K	60,000	Credit Cards (List):	
Other Personal Property		Visa	
Life Insurance Cash Value			
Business IRA			
Notes Receivable			
Other Assets:		Other:	
Personal IRA			
Antiques			
Partnership Assets		Residential Mortgage	
		<b>Total Liabilities</b>	
		<b>TOTAL OF ALL ASSETS</b>	
		<b>LESS TOTAL OF ALL LIABILITIES</b>	
		<b>NET WORTH</b>	
<b>Total Assets</b>	<b>75,000</b>		

**Individual Income Information (Annual)**

Salary	90,000		
Bonus			
Commissions			
Dividends			
Rental Income	10,000		
Other Income (List):			
<b>Total Income</b>	<b>100,000</b>		

**Contingent Liabilities**

Guarantor, Co-maker			
Lease or Contracts			
Legal Claims			
Other:			

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## SCHEDULE "A" REAL ESTATE

Description of Real Estate	Cost	Market Value	Date Acquired
2626 W. 21 <sup>st</sup> PL Chicago, IL 60608	140,000	240,000	2000
1250 S. Indiana Ave. # 902 Chicago, IL 60605	300,000	300,000	2005
<b>Totals</b>	<b>440,000</b>	<b>540,000</b>	

## SCHEDULE "B" MOTOR VEHICLES

Description of Motor Vehicles	Cost	Value
Mercury Grand Marquis	6,000	4,000
<b>Totals</b>		

## SCHEDULE "C" U.S. GOVERNMENT SECURITIES

Description of Stock or Bond	Date Acquired	Par Value	Market Value
<b>Totals</b>			

## SCHEDULE "D" NON MARKETABLE SECURITIES

Description	Date Acquired	Par Value	Market Value
<b>Totals</b>			

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Print

2626 W 21st Pl

PIN 16-24-423-039-0000

Property

Appeals

Exemptions

Certificate Of Error

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Home

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View Property Image

**Property Details**

City	Chicago
Township	West Chicago
Neighborhood	115
Taxcode	77001
Class	2-11

**Assessed Valuation**

	2008 Assessor Certified Assessment	2007 Board of Review Certified
Land Assessed Value	4,511	4,511
Building Assessed Value	24,147	24,147
Total Assessed Value	28,658	28,658

**Property Characteristics**

Estimated 2008 Market Value	179,113
Estimated 2007 Market Value	179,113
Description	Two to Six Apartments, Over 62 Years
Residence Type	Three Story
Use	Multi Family
Apartments	Two
Exterior Construction	Frame
Full Baths	2
Half Baths	0
Basement <sup>1</sup>	Slab
Attic	None
Central Air	Yes

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## Office of the Cook County Clerk

### Map Department Legal Description Records

**P.I.N. Number: 16244230390000**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookctyclerk.com](http://www.cookctyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

1	6	2	4	4	2	3	0	3	9	7	7	0	1	5	8	9	0	4	4	7
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALY	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX										

**OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS**  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]

**572**

AREA	SUB-AREA	BLOCK	PARCEL	TAX CODE	SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
16	24	423	39	7701		24	39	13			39 15

**WALKERS DOUGLAS PARK ADD**

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	ALY	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD
0	0	0	0	0	0	0	0	0	0	0	0
4	4	4	4	4	4	4	4	4	4	4	4
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9

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Print

1250 S Indiana Ave Unit: 902

PIN **17-22-102-025-1096**

Property

Appeals

Exemptions

Certificate Of Error

Wha

Whe

Wha

Resid

Indus

Home

Senic



View Property Image

**Property Details**

<b>City</b>	Chicago
<b>Township</b>	South Chicago
<b>Neighborhood</b>	12
<b>Taxcode</b>	76016
<b>Class</b>	2-99

**Assessed Valuation**

	<b>2008 Board Certified Assessment</b>	<b>2007 Board of Review Certified</b>
<b>Land Assessed Value</b>	1,702	1,702
<b>Building Assessed Value</b>	20,629	20,629
<b>Total Assessed Value</b>	22,331	22,331

**Property Characteristics**

<b>Estimated 2008 Market Value</b>	139,569
<b>Estimated 2007 Market Value</b>	139,569
<b>Description</b>	Residential Condominium
<b>Age:</b>	2
<b>Land Square Footage</b>	37,479

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The following is a copy of a Legal Description held by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN: 17-22-102-025-1096

SEC: 22 TWN: 39 RNG: 14

UNIT: 902

Lakeside of the Park Condo Declaration per Document #0433603049 and Amended per Document #0506339084:

Lot 4 in Geiger's Subdivision, being a resubdivision of Lots 5 to 22 in the Subdivision of the West part of Block 1 in Assessor's Division and of Lots 1 to 32 in Busby and Seaman's Subdivision of Block 6 in Seaman's Subdivision of Block 6, the West half of Block 4, and the West 148 feet of Block 6 of aforesaid Assessor's Division of part of the NW Fractional 1/4

Cook County Clerk Map Department

Monday, July 06, 2009

Price \$5.00

Page 1 of 1

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**SCHEDULE "E" STOCKS**

Company	Shares	Date Acquired	Par Value	Market Value
<b>Totals</b>				

**SCHEDULE "F" NOTES PAYABLE SECURED**

Description	Date	Balance	Payment (m/yr)
<b>Totals</b>			

**SCHEDULE "G" NOTES PAYABLE UNSECURED**

Description	Date	Balance	Payment (m/yr)

**SCHEDULE "H" REAL ESTATE MORTGAGES**

Description	Date	Balance	Payment (m/yr)
Citi Mortgage			1,600
Aurora Loans			2,200
<b>Totals</b>			3,800

**SCHEDULE "I" AUTO LOANS**

Description	Date	Balance	Payment (m/yr)
N/A			
<b>Totals</b>			

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## CERTIFICATION TO FINANCIAL STATEMENT

I certify this Statement to be true and correct as of the date indicated; that this financial statement is a full and fair disclosure of my assets; and that I provided a true and correct copy of this financial statement to

ANNA SEMENOVA on 5.23.09.

*David Avalos*

Signature

Date:

5-23-09

I Anna Semanova acknowledge receipt of this financial statement and disclosure

*Anna Semanova*

Signature

Date:

5-23-09

Property of Cook County Clerk's Office



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## PERSONAL FINANCIAL DISCLOSURE STATEMENT

To: \_\_\_\_\_

Date: \_\_\_\_\_

### Individual Information

Name: ANNA V. SEMENOVA

Address: 1250 S. INDIANA AVENUE # 902

City: Chicago State: IL Zip 60605

Occupation: Bartender

Phone: 312-217-2979

Current Assets		Current Liabilities	
Cash on Hand or in Banks	6,261.33	Notes Payable (Secured)(Schedule F)	
Other Cash:		Notes Payable (Unsecured)(Schedule G)	
Real Estate (other than residence Schedule A)		Real Estate Mortgages Payable (Schedule H)	
Residence		Auto Loans (Schedule I)	
Motor Vehicles (Schedule B)		Unpaid Taxes and Interest	
US Government Securities (Schedule C)		Due to Brokers	
Non-Marketable Securities (Schedule D)		Open Accounts	
Stocks (Schedule E)		Credit Cards (List):	
Other Personal Property		Visa	
Life Insurance Cash Value			
Business IRA			
Notes Receivable			
Other Assets:		Other:	
Personal IRA			
Antiques			
Partnership Assets		Residential Mortgage	
		<b>Total Liabilities</b>	
		<b>TOTAL OF ALL ASSETS</b>	
		<b>LESS TOTAL OF ALL LIABILITIES</b>	
		<b>NET WORTH</b>	
<b>Total Assets</b>	<b>6,261.33</b>		

### Individual Income Information (Annual)

Salary	15,845		
Bonus			
Commissions			
Dividends			
Rental Income			
Other Income (List):			
<b>Total Income</b>	<b>15,845</b>		

### Contingent Liabilities

Guarantor, Co-maker	N/A		
Lease or Contracts			
Legal Claims			
Other:			

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### SCHEDULE "A" REAL ESTATE

Description of Real Estate	Cost	Market Value	Date Acquired
<b>Totals</b>			

### SCHEDULE "B" MOTOR VEHICLES

Description of Motor Vehicles	Cost	Value
<b>Totals</b>		

### SCHEDULE "C" U.S. GOVERNMENT SECURITIES

Description of Stock or Bond	Date Acquired	Par Value	Market Value
<b>Totals</b>			

### SCHEDULE "D" NON MARKETABLE SECURITIES

Description	Date Acquired	Par Value	Market Value
<b>Totals</b>			

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**SCHEDULE "E" STOCKS**

Company	Shares	Date Acquired	Par Value	Market Value
<b>Totals</b>				

**SCHEDULE "F" NOTES PAYABLE SECURED**

Description	Date	Balance	Payment (m/yr)
<b>Totals</b>			

**SCHEDULE "G" NOTES PAYABLE UNSECURED**

Description	Date	Balance	Payment (m/yr)

**SCHEDULE "H" REAL ESTATE MORTGAGES**

Description	Date	Balance	Payment (m/yr)
<b>Totals</b>			

**SCHEDULE "I" AUTO LOANS**

Description	Date	Balance	Payment (m/yr)
<b>Totals</b>			

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## CERTIFICATION TO FINANCIAL STATEMENT

I certify this Statement to be true and correct as of the date indicated; that this financial statement is a full and fair disclosure of my assets; and that I provided a true and correct copy of this financial statement to DAVID AVALOS on 5-23-09.

Olivia Semencia  
Signature  
Date: 5-23-09

I DAVID AVALOS acknowledge receipt of this financial statement and disclosure.

David Avalos  
Signature  
Date: 5-23-09

Property of Cook County Clerk's Office