

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

IN RE THE CUSTODY OF

AL KUTRUBIS:

Petitioner,

and

BETTY STOKES,

Respondent.

Case No. 06 D 6681

Associate Judge John Thomas Carr

MAR 15 2009

Circuit Court - 1948



Doc#: 1313545052 Fee: \$120.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2013 12:43 PM Pg: 1 of 17

JUDGMENT

This matter coming to be heard for trial on the various petitions and complaints and AL KUTRUBIS appearing in his own person and by his counsel and BETTY STOKES appearing in her own appearance and by counsel and the intervenors, Eugene Stokes, Jr., James Bill Bowman, Robert Bowman, Wanda Bowman and Gloria Bowman (hereafter collectively referred to as "Intervenors") having appeared by their attorney, Andreas Koumi and Anastasia Koumi having appeared in their own persons and by their attorney and the Court being advised on the premises, the Court finds as follows:

1. That the Court has jurisdiction on the subject matter herein and the parties hereto.
2. That both AL and BETTY have for a period in excess of ninety (90) days preceding the filing of this matter and the hearing of this matter been residents of the County of Cook and the State of Illinois.
3. That AL and BETTY were lawfully married on July 11, 1991 in Las Vegas, Nevada and the marriage is registered in Las Vegas, Nevada.
4. That no children were born to AL and BETTY but one child was adopted by AL.

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and BETTY, namely John Kutrubis born February 27, 1990. BETTY is not now pregnant.

5. The grounds for Dissolution of Marriage have been proven by relevant, competent evidence. The parties have been living separate and apart since at September of 2003.

6. That the Court has prepared a Memorandum Opinion which is being filed contemporaneously with the entry of this Judgment. The Memorandum Opinion contains the findings of the Court in reference to the various petitions and complaints filed in this cause and the Court incorporates such Memorandum Opinion as its findings in this matter as if such findings were set forth verbatim herein.

7. That the Court has heard the witnesses' testimony in regards to the various issues in this matter, has reviewed the documents which have been admitted into evidence, has had an opportunity to review and assess the credibility of the witnesses and the Court being fully advised in the premises **Orders, Adjudges and Decrees as Follows:**

1. That the marriage of AL KUTRUBIS and BETTY STOKES be and is hereby dissolved pursuant to the statute in such cases made and provided.

2. That the marital estate is to be divided as follows:

To Al:	<u>Value or Equity</u>
Entire marital interest in Halsted Street	\$ 139,250.00
Tax reserve for Unit 3108	39,000.00
Tax liability for Unit 3108	(9,000.00)
Malpractice proceeds Al received	25,000.00
Class action suit 50% of any net proceeds received in the future	
McHenry Lot	125,000.00
Griffin escrow	17,904.88

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To Betty:	<u>Value or Equity</u>
Betty's condo	\$ 106,000.00
Grand Ashland (two building complex)	685,000.00
Betty's dissipation	387,489.00
Proceed of malpractice suit	209,000.00
Class action suit 50% of any net proceeds received in the future	

3. BETTY is to pay AL the sum of Five Hundred Forty Nine Thousand One Hundred Nineteen Dollars \$549,119.00 within one (1) year. In the event the sum of Five Hundred Forty Nine Thousand One Hundred Nineteen Dollars \$549,119.00 has not been paid to AL within one (1) year, the property at Grand and Ashland and BETTY's condo shall be placed for sale to satisfy such obligation. Until the sum of Five Hundred Forty Nine Thousand One Hundred Nineteen Dollars \$549,119.00 is paid to AL as his proportionate share of the marital estate, the judgment in this cause shall be a lien on both Grand/Ashland properties and BETTY's condo and AL shall be entitled to keep his entire pension until equalization as above. BETTY shall not encumber any of the properties with any further liens or encumbrances. When the equalization amount has been paid to AL, BETTY shall be entitled to forty-three percent (43%) of AL's judicial pension pursuant to the appropriate qualified order.

4. That an accounting be had between Andreas and Anastasia Kourtidis on the one hand and AL KUTRUBIS and BETTY STOKES on the other hand with respect to financial transactions performed by or carried out by the 231 South Halsted Building Partnership and by the partners and any agents of the partners in the partnership, concerning all aspects of the partnership's business, including all dealings and transactions of and with the partnership, the partnership assets, the amounts received as income, all monies due or to become due the partnership, all receipts and expenditures of the partnership business, all sums drawn and monies

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received by AL KUTRUBIS and BETTY STOKES and monies received by Andreas Koumi and Anastasia Koumi, including any such amounts not used for partnership business, any and all lending and borrowing transactions, lease transactions, and the collection and disbursement of partnership funds for the period from November 22, 1994 to the date of the accounting.

5. That AL KUTRUBIS and BETTY STOKES account to Andreas Koumi and Anastasia Koumi and that Andreas Koumi and Anastasia Koumi account to AL KUTRUBIS and BETTY STOKES as to all dealings and transactions of and with the partnership, the partnership's assets, the amounts received as income, all monies due or to become due the partnership, all receipts and expenditures of the partnership business, all sums drawn and monies received by AL KUTRUBIS and BETTY STOKES and by Andreas Koumi and Anastasia Koumi from the partnership account, including any such amounts not used for partnership business, any and all lending and borrowing transactions, lease transactions and the collection and disbursement of partnership funds for the period from November 22, 1994 to the date of the accounting.

6. That such accounting by AL KUTRUBIS, BETTY STOKES, ANDREAS KOUMI and ANASTASIA KOUMI shall be accomplished on or before May 19, 2009.

7. That a hearing to enter judgment on the account is set for May 27, 2009 at 2:00 p.m.

8. That upon the completion of the accounting and entry of judgment on the account, AL KUTRUBIS shall be dissociated from the partnership pursuant to the Illinois Uniform Partnership Act, 805 ILCS 206/601(5), 805 ILCS 206/701(b).

9. The partnership business shall be managed and operated by a majority vote of the partnership shares.

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10. Upon the dissociation of AL KUTRUBIS from the 231 South Halsted Building Partnership, AL KUTRUBIS' interest in the partnership which is set forth herein above, shall be purchased pursuant to 805 ILCS 206/701 and its various subsections.

11. On the Intervenor's complaint for declaratory judgment and other relief, the Court orders that judgment is entered in favor of the Intervenor and against AL KUTRUBIS and BETTY STOKES.

12. AL KUTRUBIS and Cosmopolitan Bank and Trust Co., not individually, but as trustee under Trust No. 30987 (or its successor) ("Land Trust"), both of whom are subject to jurisdiction of this Court in case number 06 D 6681, shall take such steps and execute such documents that are necessary and customary to reflect that Eugene Stokes, Jr., James Bill Bowman, Robert Bowman, Gloria Bowman and Wanda Bowman are all shown on all land trust documents as may be required and appropriate to each have a five percent (5%) beneficial ownership interest in the land trust holding legal title to the Halsted property, with power of direction to be held jointly with all other beneficial owners. AL KUTRUBIS and Cosmopolitan Bank shall provide evidence to this Court of having taken the action required under the above paragraph within twenty-one (21) days from the entry of this judgment.

13. The Intervenor shall continue to be part of this cause until the accountings by AL KUTRUBIS, BETTY STOKES, ANDY KOUMI and ANASTASIA KOUMI are completed and judgment is entered on the accounting. At such time the interest, if any, of the Intervenor to receive any monies from their interest from November 22, 1994 to the present date shall be determined.

14. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 2 is denied.

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15. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 3 is denied.
16. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 4 is denied.
17. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 5 is denied.
18. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 6 is denied.
19. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 7 is denied.
20. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 8 is denied.
21. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 9 is denied.
22. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 10 is denied.
23. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 11 is denied.
24. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 12 is denied.
25. Except as stated herein, Lambros J. Kutrubis' relief requested in Count 13 is denied.
26. Except as stated herein, BETTY STOKES' relief requested in Count 1 of her

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third-party complaint is granted to reflect that BETTY STOKES and AL KUTRUBIS together have a beneficial ownership interest in twenty-five percent (25%) of the land trust holding legal title to the property at 231-233 Halsted. Additionally, BETTY STOKES and AL KUTRUBIS have a twenty-five percent (25%) interest in the 231-233 South Halsted Building Partnership. (This results in Anastasia Koumi and Andreas Koumi having a fifty percent (50%) interest in the partnership, AL KUTRUBIS and BETTY STOKES having a twenty-five percent (25%) interest and Eugene Stokes, Jr., James Bill Bowman, Robert Bowman, Wanda Bowman and Gloria Bowman having a twenty-five percent (25%) interest -- five percent (5%) each).

27. That judgment be and is hereby entered in favor of George Feiwell in the amount of One Hundred Forty Four Thousand Four Hundred Forty Seven Dollars and Fifty Seven Cents (\$134,447.57), (no costs) against AL KUTRUBIS as and for attorneys' fees in the above entitled cause.

28. That the order of March 5, 2009 which references certain obligations pertaining to the mortgage for the Grand Avenue property shall survive this judgment and shall be enforceable as if the March 5, 2009 order were set forth verbatim herein.

29. Each party shall pay their own attorneys' fees except as stated herein above.

30. The Court does retain jurisdiction to enforce all and singular the provisions of this Judgment.

31. Maintenance is barred as to both Al and Betty, each party to pay his/her own debt and keep all personal property in his/her possession.

ENTERED


Judge John T. Carr


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Property of Cook County Clerk's Office

A large, dense black scribble consisting of many overlapping, diagonal strokes, completely obscuring the text 'Property of Cook County Clerk's Office' in the center of the page.

I hereby certify that the document to which this certification is affixed is a true copy.

Date 5-1-13 Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

The seal of Cook County, Illinois, is circular with a central emblem and the text 'SEAL OF COOK COUNTY ILLINOIS' around the perimeter.

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17094100141300

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.cookcountyclerk.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 clerk.

17	09	410	014	1300	501	74002	1978 DIVISION	
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARD	CODE		
OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION VOLUME 501							410 011 Parcel 008	
AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE 17- 09- 410- 014- 1300 74002								
SEE SPECIAL FILE CARD FOR COMPLETE LEGAL UNIT 4208-AS PER DOC SAME .00122% INTEREST IN COMMON ELEMENTS IN								
REC	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK		
0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9

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Map Department Legal Description Records

P.I.N. Number: 27142120210000

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27	14	212	021		146	28011
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE

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

VOLUME
146
TAX CODE
28011

AREA SUB-AREA BLOCK PARCEL UNIT
27- 14- 212- 021

ORLAND GOLFVIEW UNIT 5 SUB

SEC.	TOWNSHIP	RANGE	LOT	SUB-LOT	LOT	BLOCK
14	36	12			37	

1993 DIVISION

Block Parcel

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17161100040000

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17	16	110	004	591	
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	NEW/RENT

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

VOLUME
591

AREA SUB-AREA BLOCK PARCEL UNIT
17- 16- 110- 004

TAX CODE
77042

SCHOOL SEC ADD TO CHGO
(EX S 58 11/12FT)

16	39	14	4	8	3
SEC	TOWN	RANGE	LOT	BLK	LOT

1996 DIVISION
CODE CHANGE
Block _____ Parcel _____

2000 DIVISION
Code ch
Block _____ Parcel _____

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 14213070461019

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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 clerk.

14	21	307	046	1019	485	73001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE

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

VOLUME
485

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	TAX CODE
14-	21-	307-	046-	1019	73001

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL DESCRIPTION

UNIT G-2 AS PER DOC SAME
 4.04% INTEREST IN COMMON ELEMENTS IN

TOWNSHIP	RANGE	LOT	SUB-LOT	LOT	BLOCK

1930 DIVISION
 SPECIAL FILE
 Block _____ Parcel _____

MXZ/CMB-2369

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 1421307046

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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 clerk.

AREA	SUB AREA	BLOCK	PARCEL	UNIT	MARKANT	CONC.
14	21	307	046			

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

VOLUME
485

TAX CODE
73001

1980 DIVISION
SPECIAL FILE
Block 307 Parcel 046

AREA SUB AREA BLOCK PARCEL UNIT TAX CODE
14- 21- 307- 046 73001

PINE GROVE SUB OF FRL
JONES SUB OF

YEAR	DAY	MONTH	YEAR	DAY	MONTH	YEAR	DAY	MONTH	YEAR
21	40	14							

BELMONT HARBOR I CONDO
UNIT PER DOC 24980442

22
10

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 1709410014

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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 clerk.

17	09	410	014	501	74002
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	TAX CODE



SPECIAL FILE

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

VOLUME
510
TAX CODE
74002

AREA SUB-AREA BLOCK PARCEL UNIT
 17- 09- 410- 014

ORIG TOWN OF CHGO 9 | 10 | 39 | 14
 HARPERS RESUB OF PRT OF
 AND PRT OF BLK 1 IN KINZIES ADD
 TO CHICAGO
 THE MARINA TOWERS CONDO ASSOC
 UNITS PER DOC 24238692

TRACT	BLK	PARCE	UNIT	WAR-PARCE	CODE
0	0	0	0	0	0
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9