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Recording cover  
Page



\*2002106054\*

Doc# 2002106054 Fee \$63.00

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EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/21/2020 12:15 PM PG: 1 OF 7

Agreement for lien

Address/Street: 23 E. 141<sup>st</sup> Street

Street Line 2:

City: Riverdale State: Illinois Zip Code: 60827

Permanent Index Number: 29-04-226-012-0000

**LEGAL DESCRIPTION:**

LOT Eight (8) in Block Forty-one (41) in Ivanhoe Unit No. 3, being Branigar Brothers Subdivision in parts of the North half (N, 1/2) of the Southeast Quarter (SE, 1/4) and the North half (N, 1/2) of the Southwest Quarter (SW, 1/4) and the South half (S, 1/2) of the Northeast Quarter (NE, 1/4) of Section 4, Township 36 North, Range 14 East of the Third Principal Meridian.

Prepared by and Mail to:  
Eleonora "Lee" Holmes, Esq  
309 W. Walnut Street, Suite A-2  
St. Charles, Illinois 60174

**NOTE:** This cover page has been attached to the document for recording purposes. It is a permanent part of the document and has been included in the page count.

S Y  
P 7  
S 1  
M 1  
SC Y  
E 1  
INT 200

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April 2, 2018

To Beneficiaries of the Mollie Oxendine Perry Trust:

As Trustee of the Mollie Oxendine Perry Trust, I am moving forward to close the trust. In order to do so, I am proposing the plan outlined in this correspondence. All beneficiaries would need to agree and sign at the bottom acknowledging your acceptance of the plan. We don't need to all sign the same letter, but instead would each sign and return their own copy.

Since Mollie Perry's ("Mom") death in December 2010, no income was received for the property at 23 East 141<sup>st</sup> Street, Riverdale, IL. Effective at Mollie's death the Section 8 housing contract with Gayle Wheeler was void and no housing or rental payments were made. The intention at Mom's death was to sell the Riverdale property and divide the proceeds as directed in the trust.

Efforts to secure the sale were impacted by Gayle Wheeler living in the house and refusing to move. To date, as you know, Gayle continues to live in the home. A marketing analysis of the property was conducted on February 3, 2011 by Anthony Monteleone, a realtor with ReMax All Pro. At that time, he indicated if the house would have a suggested list price of \$34,900 - \$49,000 based on comps if Gayle was gone and the house was in decent to good condition.

Gayle indicated she wanted to purchase the home, and after ten months of no movement toward sale, I contacted Steve Budzik of iCandy Homes. He was willing to purchase for cash at \$8000 as is, plus the addition of pro-rated taxes due to the large number of unknowns from all of the belongings inside the house. His opinion was the house would sell between \$15-23K if Gayle and her belongings could be removed. The cost of eviction and clearing the house at a greater cost than the selling for cash. Plus there were no funds in the trust to pay to have Gayle evicted.

On January 15, 2014, I contact Gary Durish of CRIS Realty. Again, without a guarantee that Gayle would move out and leave the home in good condition, he could not sell the property.

With this situation in place, in order to move forward with closing the trust, I suggest the trust deed Gayle with the title to the house as her distribution from the trust. Any back taxes, utilities, etc. owed on the Riverdale property would be Gayle's responsibility, but she would have the house, which is what she has wanted.

Because the payment of trust expenses to date would be done when the Tennessee property is sold, a mortgage against the house and in favor of the other beneficiaries for Gayle's share of trust expenses to date would need to be signed by Gayle and be recorded. The known expenses to date include property taxes and insurance for both properties, cremation and funeral notices/services for mom, administration of the trust and attorney fees, plus any third-party costs such as filing fees or recording fees. Anticipated costs to be incurred include a grave/marker in Tennessee for Mom and Dad, a trust income tax return, and any additional costs to administer and close the trust.

The Tennessee property is currently listed with Single Tree Realty. It is listed for \$45,000. When the Tennessee property is sold and closed all expenses will be deducted and the proceeds after expenses will be distributed per the terms of the Trust to the remaining beneficiaries - Robert Perry, Warren Perry, Rocky Perry and Gina King. Because Gayle is getting the Illinois property, she would not receive a distribution when the Tennessee property is sold.

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Please review this document. If you are in agreement, please sign and date this letter below, then return to Eleonora "Lee" R. Holmes, Attorney at Law at 1060 E. Lake Street, Suite 103, Hanover Park, Illinois 60133.

By signing below, I agree to the plan to distribute the Illinois property to Gayle in lieu of any share of the Tennessee property, with Gayle signing a mortgage against the Illinois property for Gayle's share of the trust expenses.

\_\_\_\_\_  
 Date Robert Perry

\_\_\_\_\_  
 Date Warren Perry

\_\_\_\_\_  
 Date Gayle Wheeler

\_\_\_\_\_  
 Date Rocky Perry

\_\_\_\_\_  
 Date Gina King

Property of Cook County Clerk's Office

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_____	_____
Date	Robert Perry
<u>4-7-2018</u>	<u>Warren Perry</u>
Date	Warren Perry
_____	_____
Date	Gayle Wheeler
_____	_____
Date	Rocky Perry
_____	_____
Date	Gina King

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\_\_\_\_\_  
Date Robert Perry

\_\_\_\_\_  
Date Warren Perry

04/08/2018  
\_\_\_\_\_  
Date Gayle Wheeler

\_\_\_\_\_  
Date Rocky Perry

\_\_\_\_\_  
Date Gina King

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\_\_\_\_\_  
Date Robert Perry

\_\_\_\_\_  
Date Warren Perry

\_\_\_\_\_  
Date Gayle Wheeler

4/10/18 \_\_\_\_\_  
Date Rocky Perry

\_\_\_\_\_  
Date Gina King

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\_\_\_\_\_  
Date Robert Perry

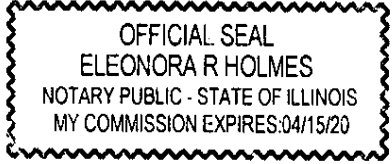
\_\_\_\_\_  
Date Warren Perry

\_\_\_\_\_  
Date Gayle Wheeler

\_\_\_\_\_  
Date Rocky Perry

4/7/2018 \_\_\_\_\_  
Date Gina King

Sworn to before me 4/7/2018  
\_\_\_\_\_  
Date Notary



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