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PLACITA JUDGMENT

86060645 (10-54) CCDCH-6

UNITED STATES OF AMERICA

217265
86060645

STATE OF ILLINOIS,
COUNTY OF COOK | ss.

PLEAS, before the Honorable **LOUIS J. HYDE**.....
one of the Judges of the Circuit Court of Cook County, in the State of Illinois, holding a branch Court of said
Court, at the Court House in said County, and State, on **May 8th**
in the year of our Lord, one thousand nine hundred and **85** and of the Independence
of the United States of America, the two hundredth and **ninth**

PRESENT: - The Honorable .. **LOUIS J. HYDE**.....
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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ENTERED
CLERK OF THE CIRCUIT COURT
MORGAN M. SINLEY
MAY 8 - 1985
JUDGES
DEPUTY CLERK
DAVID S. J. HYDE

IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT

In re the Marriage of

BARBARA J. QUARTANA,
Petitioner

and

NICHOLAS J. QUARTANA,
Respondent

NO. 85D 7852

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JUDGMENT OF DISSOLUTION OF MARRIAGE

This matter having come on for hearing as a default by agreement of the parties herein, the Petitioner having appeared in Open Court in person and by her attorney, Roy B. Schneider, Jr., and Respondent having appeared pro se, the Court having heard the evidence adduced, a Certificate of which is filed herein, and now being fully informed, FINDS:

1. That the Court has jurisdiction of the subject matter and the parties hereto.

2. That the Petitioner is and has for a period in excess of one year continuously and immediately preceding the filing of his petition been an actual resident of Cook County, Illinois

3. That the parties were married on July 2, 1983, at Southport, Connecticut and have cohabited as husband and wife until April, 1985.

4. That at all times, the Petitioner conducted herself as a true, faithful and affectionate wife and that the Petitioner is free from any fault or provocation herein.

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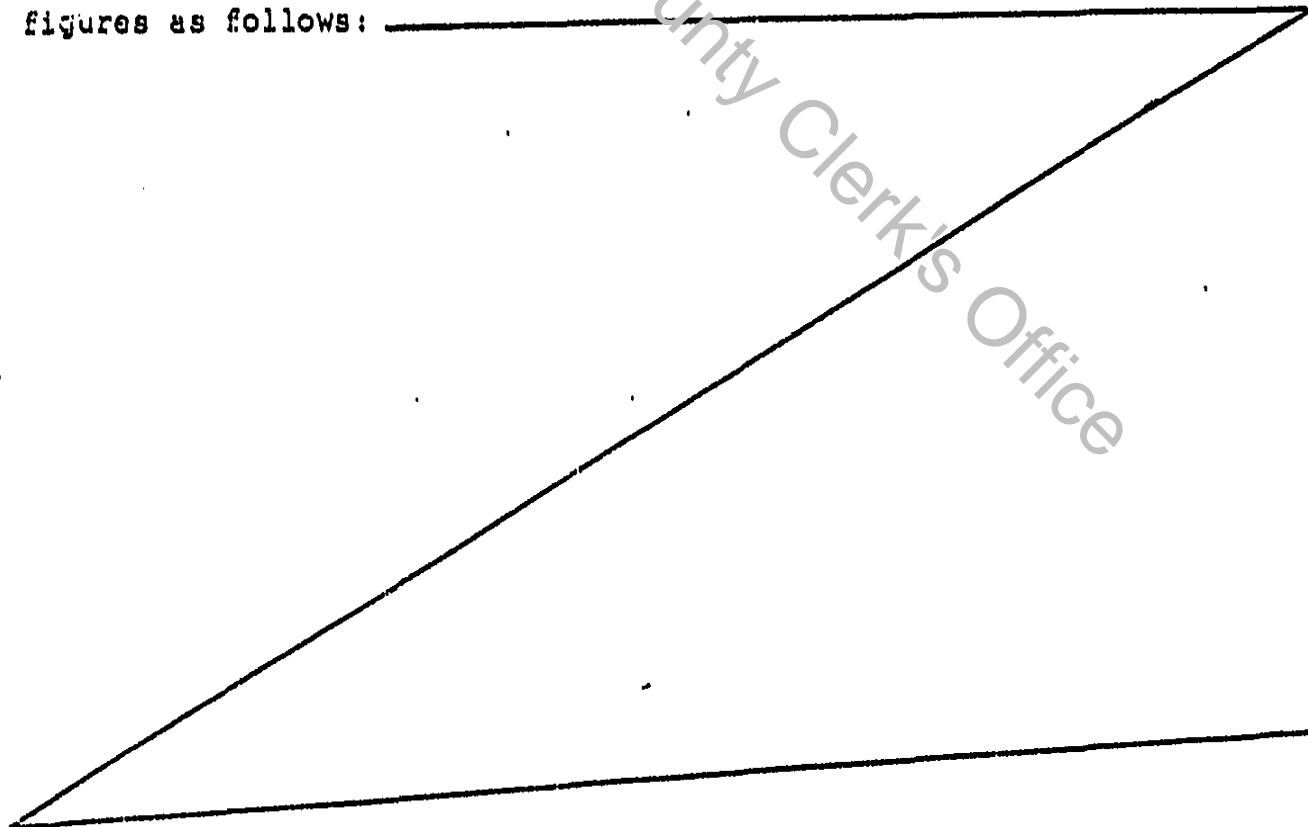
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5. That the Respondent in disregard of his marriage vows to the Petitioner has since the marriage of the parties been guilty of extreme mental cruelty towards Petitioner.

6. That as a result thereof, Petitioner has suffered from severe mental anxiety and nervousness.

7. That no children have been born to or adopted by the parties during the marriage and Petitioner is not now pregnant.

8. That the parties have attempted to dispose and settle between themselves all questions of maintenance and property rights, court costs and attorneys' fees by entering into a written agreement which agreement was presented to the Court, which ought to be enforced between them and which is in words and figures as follows: _____



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PROPERTY SETTLEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 8th day of May, 1985, by and between BARBARA J. QUARTANA, hereinafter termed "Wife" and NICHOLAS J. QUARTANA, hereinafter termed "Husband", WITNESSETH:

WHEREAS, the parties hereto were married on July 2, 1983 in Southport, Connecticut, and

WHEREAS, irreconcilable differences have arisen between the parties so that they are now living separate and apart from each other, and

WHEREAS, no children have been born to or adopted by the parties during the marriage and Petitioner is not now pregnant; and

WHEREAS, Wife filed a Petition for Dissolution of the said Marriage in the Circuit Court of Cook County, Illinois, under Docket No. 85D7852 in a cause entitled "In Re: The Marriage of BARBARA J. QUARTANA, Petitioner and NICHOLAS J. QUARTANA, Respondent", and the said cause is now pending and undetermined, and

WHEREAS, the parties desire to settle between themselves now and forever their respective rights of maintenance (formerly alimony), property rights, dower rights, if any, homestead rights, inheritance rights and all other rights of property and otherwise growing out of the marriage relationship existing between them,

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and which either of them now has or may hereafter have or claim to have in any property of every kind, nature and description, real, personal and mixed, now owned or which may hereafter be acquired by either of them, and

WHEREAS, Wife has retained and has had the services of Roy B. Schneider, Jr., Attorney at Law, as her attorney. Husband has filed his appearance pro se and has stipulated that the said matter be heard as a default and is familiar with the terms of this agreement and is satisfied therewith, and

WHEREAS, each party acknowledges that each of them has made full disclosure to the other of all properties and assets owned by each of them, and of the income derived therefrom and from all other sources, and each party acknowledges that each has been and is fully informed of the wealth, property and income of the other, and of their respective rights in relation thereto.

NOW, THEREFORE, in consideration of their mutual promises and other good and valuable consideration herein expressed, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto do hereby freely and voluntarily AGREE as follows:

1. All of the preamble clauses, hereinbefore set forth in this Agreement, are hereby incorporated by reference and are to be construed as a part of this Agreement; and both of the parties are entering into the same with full knowledge of the foregoing facts and agree to the truth and correctness thereof.

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ARTICLE I

1. This Agreement is not an agreement to obtain or stimulate a dissolution of the aforesaid marriage. In the event the Circuit Court of Cook County, Illinois, or any other court sees fit to award either party or both parties a Judgment of Dissolution of the said Marriage from the other party, upon the evidence presented, then it is agreed that this Agreement shall be incorporated in said Judgment by reference thereto and shall be binding and conclusive upon the said parties.

ARTICLE II

1. The parties currently reside in a single family residence, whose common street address is 24 West Stonegate Drive, Prospect Heights, Illinois. Title to said property is in joint tenancy. Husband shall pay all mortgage payments, real estate taxes and utilities which shall become due between the date of the entry of the decree and the date of the closing of sale of the 1985 Cadillac Sedan as is described in Paragraph 3 of Page 4 herein. Husband will deliver a Quit Claim Deed to property as described in Exhibit A attached hereto upon the entry of a decree.

2. Wife is the owner of a condominium unit located at 1430 Sandstone Drive, Apartment #112, Wheeling, Illinois. The parties agree that said condominium unit is non-marital property and is owned solely by Wife. Said condominium unit has been

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listed with a realtor for sale and Wife agrees from the time of the entry of the decree herein through closing on said condominium unit, that she will pay any and all installments on any mortgage and note on said unit, as well as real estate taxes coming due during such period. Upon a sale of the property referred to in Paragraph 1 of this Article II, Husband shall be entitled to reside in the condominium unit referred to in this Paragraph at a rent of \$425.00 per month to Wife, said occupancy and rent to terminate on Wife's sale of said condominium, Husband agreeing to join in any Deed accompanying sale by Wife. The parties agree that Wife shall be entitled to the federal income tax deduction for installment payments made on the mortgage and note on both parcels of real estate and all real estate taxes falling due from the time of the entry of the decree to the respective dates of closing, it being understood and agreed that Husband's payments in this regard are for the benefit of Wife. Said unit is described in the attached Exhibit B.

3. Husband and Wife are the owners of a 1985 Cadillac Sedan. Husband agrees that upon the entry of a decree of dissolution, to transfer title for the Cadillac Sedan to Wife. Wife agrees that should there be an outstanding note with respect to said Cadillac, that she will pay same as it becomes due and indemnify and save harmless Husband from said note.

4. Except as hereinafter set forth, Husband makes no claim as to any of the marital property of the parties and waives any right thereto on the condition and with the understanding that in lieu of any other transfer of property to him, he will accept as full payment for his marital property \$13,000.00 upon the closing

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of the condominium unit referred to in Paragraph 2 of this Article II. Wife is to be entitled to all other proceeds of the sale of both parcels of real property and agrees to bear any costs or expenses associated with such sales.

5. Husband's non-marital property is as follows:

Stereo and shelf
Bed
Two chairs
Coleco Vision
Books
Gas Grill
Lawn Furniture
McCormick Painting
Tools
Four Disney Prints

and Wife waives any and all rights thereto.

6. All other tangible and intangible personal property owned by the parties, either solely or jointly, is hereby agreed to be property of Wife, whether marital or non-marital, and if marital, in settlement of Wife's claim against husband or an allocation of marital property.

7. The parties have equitably divided the bank accounts and cash between them and make no claim as to any such accounts or funds in the hands of the other.

8. Except for the mortgage payments in Paragraphs 1 and 2, each party will pay their own debts and will indemnify the other from claims of the creditors of the other.

9. Parties agree that they have no interest in each other's

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life insurance policies.

10. Wife agrees to pay all of attorney's fees and costs for her attorney.

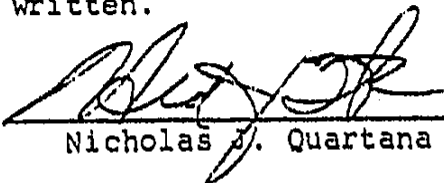
11. Both of the parties are employed and upon the entry of a decree of dissolution herein, forever waive and release any right of maintenance from the other.

12. In the event a decree of dissolution of marriage is entered in the case of the Marriage of Barbara J. Quartana and Nicholas J. Quartana, parties agree that this Property Settlement Agreement shall be included in the decree of dissolution.

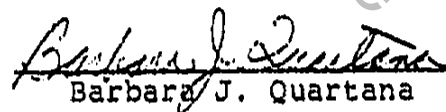
13. Parties hereby agree to execute and deliver any and all documents necessary or desirable to effectuate the terms of the Agreement.

14. The provisions of this Agreement shall be binding on and inure to the benefit of the respective heirs, successors and assigns of the parties.

IN WITNESS WHEREOF, Husband and Wife have hereunto set their respective hands and seals the day and year first above written.



Nicholas J. Quartana (SEAL)



Barbara J. Quartana (SEAL)

Roy B. Schneider, Jr. #2459
Attorney for Petitioner
6201 Dempster St.
Morton Grove, IL 60053
967-8200

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Nicholas J. Quartana and Barbara J. Quartana, his wife in Joint Tenancy
24 West Stonegate Drive, Prospect Heights, Illinois 60070

Lot 226 in Ehler and Wenzburg's Country Gardens, Unit No. 4, being a
Subdivision of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township
42 North, Range 11, East of the Third Principal Meridian, in Cook County,
Illinois.

PERMANENT INDEX NUMBER: 03-15-112-005

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EXHIBIT A

85057 782

Barbara J. Clark
1430 Sandstone Drive, Apt. 112 Wheeling, Illinois 60090

PERMANENT INDEX NUMBER: 03-15-402-015-1012
Doc. 2716420 Book R doc#2943253 & 2943254

Item 2: An undivided 1.855501% interest (except the Units delineated and described in said survey) in and to the following described premises: That part of the West 495.0 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 15, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at a point in the North line of the West 495.0 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said section 15, said point being 146.10 feet East of (as measured along said Northline, which bears South 89 degrees 52 minutes 33 seconds East) of said Section 15, thence South 00 degrees 07 minutes 27 seconds West, 140.0 feet to the point of beginning of the parcel to be described thence South 28 degrees 56 minutes 46 seconds West, 64.33 feet, thence South 61 degrees 03 minutes 14 seconds East, 120.33 feet; thence South 21 degrees 09 minutes 14 seconds East, 120.83 feet thence North 68 degrees 50 minutes 46 seconds East, 64.33 feet; thence North 21 degrees 09 minutes 14 seconds West, 107.50 feet; thence North 48 degrees 53 minutes 46 seconds East, 114.26 feet, thence North 41 degrees 06 minutes 14 seconds West, 64.33 feet; thence North 61 degrees 03 minutes 14 seconds West, 112.43 feet to the point of beginning.

EXHIBIT B

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9. The Court has heard the testimony of the parties and examined the evidence in connection therewith with respect to the property of the parties, both real, personal and mixed.

10. That the equities are with the Petitioner and she has proved her case.

WHEREFORE, on motion of Roy B. Schneider, Jr., Petitioner's attorney, it is DECREED:

A. That the bonds of matrimony between the Petitioner, BARBARA J. QUARTANA, and the Respondent, NICHOLAS J. QUARTANA, be and the same are hereby dissolved.


B. That the attached Agreement entered into between the parties ought to be enforced as between them, and each is directed to comply with all terms and conditions thereof.

C. That this Court shall retain jurisdiction of the cause of the purpose of enforcing all the various and sundry provisions of the Judgment of Dissolution of Marriage.


ENTER: _____

DATED: _____

APPROVED:



Nicholas J. Quartana



Barbara J. Quartana

Prepared By:
Roy B. Schneider, Jr. #2459
Attorney for Petitioner
6201 Dempster St.
Morton Grove, IL 60053
967-8200

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STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, MORGAN M. FINLEY, Clerk of the Circuit Court of Cook County, in and for the State of Illinois, and the keeper of the records, files and seal thereof, do hereby certify the above and foregoing to be true, perfect and complete
COPY OF A CERTAIN JUDGMENT MADE AND ENTERED OF RECORD IN SAID COURT:

[Dotted lines for case details]

in a certain cause lately pending in said Court, between
Barbara J. Quartana plaintiff/petitioner
and Nicholas J. Quartana defendant/respondent

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the seal of said Court, in said County, this 31st

day of January, 19 86
[Morgan M. Finley Signature] Clerk

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*580 N. Northfield Ave
Harrington, Ill. 60010*



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