

UNOFFICIAL COPY



October 3, 1986

Cook County Recorder/Torrens Office Re: Mendoza
118 W. Clark Street 746 S. Harvey
Chicago, Illinois 60602 Oak Park, IL 60302

The Village of Oak Park has been attempting to get this loan on the above captioned property recorded since 1982. Title to the property was never corrected following the owner's divorce in 1981. The quit claim from Christine Mendoza to Durango Mendoza was not filed and Mr. Mendoza's subsequent attempts to file the quit claim himself were unsuccessful. (He had it recorded in the Recorder's Office by mistake.)

The Village of Oak Park holds the Registrar's Office harmless for any problems which result from the late filing on the property legally described as:

Lot 25 and the South 12 1/2 feet of Lot 26 in Block 1 in William F. Olson and Company's Subdivision of the Northeast 1/4 of the Northwest 1/2 of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

#16-17-119-018-0000 AU \$0

Commonly known as 746 S. Harvey, Oak Park, Illinois.

This loan is made as a part of a Village funded and administered rehabilitation program aimed at preserving the housing stock of the Village of Oak Park. ("Official Business"). I therefore, request that any and all fees involved in the recording of the attached Trust Deed and Note be waived.

Sincerely,

A handwritten signature in cursive script that reads "Frank Pond".

Frank Pond
Rehabilitation Counselor

FP/lc
attached

The Village of Oak Park
1 Village Hall Plaza
Oak Park, Illinois 60302

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4. If Christine shall incur any expenditures as a result of her liability under

special assessments;

Christine for any liability under said mortgage and for all taxes, insurance and mortgage as well as for taxes and insurance and shall indemnify and hold harmless Bank, Chicago, Illinois. Durango shall assume full responsibility for the first Christine are the mortgagors. That mortgage is currently being held by Continental 3. There is presently a first mortgage on the home on which both Durango and

interest in the marital home and premises to him;

2. Christine shall execute and give Durango a Quitclaim Deed conveying her

cash;

1. Durango shall pay to Christine the sum of nine thousand dollars(\$9000)

NOW THEREFORE the parties agree as follows:

considerations:

WHEREAS Christine has agreed to convey her interest to Durango for certain

date of that judgment and the proceeds divided equally between the parties; and

at 746 South Harvey, Oak Park, Illinois was to be sold within one year of the

WHEREAS, pursuant to that judgment the marital residence, a home, located

Mendoza, No. 78 D 24047; and

entitled in re the marriage of Christine Roseann Mendoza and Durango Carl

December 26, 1979 in the Circuit Court of Cook County, Illinois in a matter

was dissolved pursuant to a judgment for Dissolution of Marriage entered

WHEREAS the parties to this agreement were married, and their marriage

Illinois:

Roseann Mendoza of Chicago, Illinois and Durango Carl Mendoza of Oak Park,

This agreement dated the 2nd day of January, 1981 is between Christine

AGREEMENT

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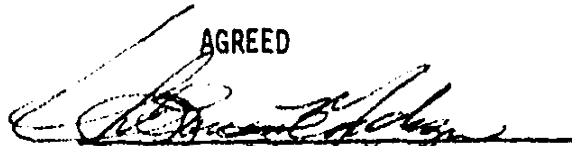
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the first mortgage, Durango shall indemnify her for said expenditures and Christine shall have a lien on the premises for any such expenditures.

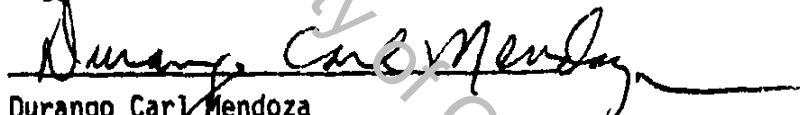
Acknowledgement of receipt of \$9,000.00

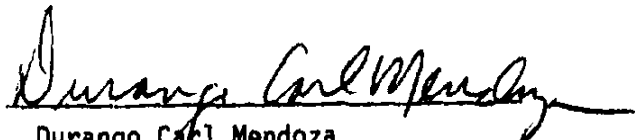

Christine Roseann Mendoza

AGREED

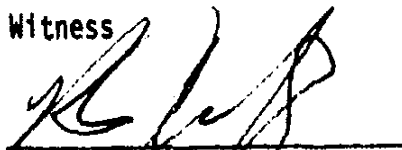

Christine Roseann Mendoza

Acknowledgement of receipt of Quitclaim Deed


Durango Carl Mendoza


Durango Carl Mendoza

Witness


Ronald J. Clark
Attorney at Law
53 West Jackson Blvd.
Suite 520
Chicago, IL 60604
312/663-3905

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Certificate No. 1224568 Document No. 2804989

TO THE REGISTRAR OF TITLES
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached
on the Certificate 1224568 indicated affecting the

Legal Description:

Lot 25 and the South 12 $\frac{1}{2}$ feet of Lot 26 in Block 1 in William F. Olson
and Company's Subdivision of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of
Section 17, Township 39 North Range 13 east of the Third Principal
Meridian in Cook County, Illinois

Permanent Tax # 16-17-119-018

Commonly Known as: 746 S. Harvey Avenue
Oak Park, Illinois 60304

Section _____ Township _____ North, Range _____ East of the
Third Principal Meridian, Cook County, Illinois.

CHICAGO, ILLINOIS 10-3-1986

Lillian Catala

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20____.

Clerk of Cook County, Illinois

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PLACITA JUDGMENT

03555695 5695 (10-84) CCDCH-6

Henry A. Gentile

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK } ss.

PLEAS, before the Honorable HENRY A. GENTILE
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 DECEMBER, 26th,
in the year of our Lord, one thousand nine hundred and 79. and of the Independence
of the United States of America, the two hundredth and FOURTH.

PRESENT: - The Honorable .. HENRY A. GENTILE
Judge of the Circuit Court of Cook County.

BERNARD J. CAREY
~~RICHARD M. DALRY~~ State's Attorney

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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

In re the Marriage of
CHRISTINE ROSMANN MENDOZA, Petitioner
and
DURANGO CARL MENDOZA, Respondent

NO. 78 D 24047

FILED
DEC 30 1978
JUDGE HENRY A. GENTILE
SERVY CLERK

JUDGMENT FOR DISSOLUTION OF MARRIAGE

This matter came on before me on the Petition of CHRISTINE MENDOZA for the Dissolution of her Marriage to Respondent DURANGO CARL MENDOZA. Petitioner having appeared personally before me and by her attorney RONALD J. CLARK, and the Respondent having appeared personally before me and by his attorney, RICHARD GIGANTE, and the Court having heard the testimony in open Court of the Petitioner in support of the allegations contained in her Petition for Dissolution of Marriage; and the Court having considered all the evidence and now being fully advised of the premises, FINDS as follows:

1. This Court has jurisdiction of the parties hereto and of the subject matter hereof.
2. The Petitioner was domiciled in the State of Illinois at the time the Petition for Dissolution of Marriage was commenced, and has maintained a domicile in the State of Illinois for ninety (90) days next preceding the making of these findings.
3. The parties were married on July 12, 1969, at Chicago, Cook County, Illinois.
4. Two children were born to the parties as a result of the marriage, namely ROBERT DURANGO, born March 17, 1972, and AIMEE LINA, born August 11, 1975. No children were adopted and the Petitioner is not now pregnant. Both parties are fit and proper persons to have custody of the parties' two children.
5. The Petitioner has proved the material allegations of her Petition for Dissolution of Marriage by substantial, competent and relevant evidence. Respondent has been guilty of extreme and repeated mental cruelty towards Petitioner without cause or provocation by the Petitioner.
6. The parties hereto have entered into an oral separation agreement concerning the questions of the custody of the parties' children, the maintenance of Petitioner, the respective rights of each party in and to the property, income or estate which either of them now owns or may hereafter acquire.

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including a division of all marital and non-marital property, and other matters, which agreement has been stated to this Court for its consideration. Said agreement was entered into freely and voluntarily between the parties hereto. It is not unconscionable and ought to receive the approval of the Court. It is as follows:

a. Both parties shall have joint custody of the parties' two children, ROBERT DURANGO and AIMEE LISA. Each shall have the children for a consecutive seven-day period, with the exceptions contained in Exhibit A attached hereto.

b. The parties own a house at 746 South Marvay, Oak Park, Illinois, as joint tenants and not as tenants in common. That house shall be offered for sale by a licensed real estate broker within one year from the date of this Judgment for Dissolution of Marriage, and said house shall be sold within six months of being offered for sale.

c. The parties agree that some capital expenditures may be required to be expended within one year from the date of this Judgment for preparation of the house for sale. If any loans are required to secure capital for such expenditures, said loans shall be repaid out of the proceeds of the sale of the house. The proceeds of the sale shall be divided equally between the parties.

d. Petitioner shall maintain medical insurance policies covering both the parties' children. All medical expenses not covered by insurance shall be split by the parties.

e. All reasonable and ordinary day care expenses shall be shared equally by the parties.

f. The Petitioner shall receive and shall have the right to take the standard deduction for each of the children on her Federal and State income tax returns.

g. Petitioner waives maintenance from Respondent, and Respondent waives maintenance from Petitioner. Both parties know and understand that they cannot come into this Court or any other Court to seek maintenance from the other.

h. The parties agree that so long as they continue their present arrangement whereby each has the children an equal amount of time, that each will pay for the support of the children while they are with the respective party, and that Petitioner will not pay child support to Respondent and Respondent will not pay child support to Petitioner. Both parties are making about the same salaries in similar professions.

i. Exhibit A attached hereto is property which shall go to Petitioner, and

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Respondent hereby relinquishes all right, title and interest to said property and shall immediately surrender possession of said property if he has it to Petitioner, with the exceptions as to time as noted on Exhibit B.

ON MOTION OF THE ATTORNEY FOR PETITION, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

A. The bonds of matrimony heretofore existing between Petitioner, CHRISTINE MENDOZA and Respondent DURANGO CARL MENDOZA, are hereby dissolved, and the parties are hereby awarded a Judgment of Dissolution of Marriage.

B. The parties are awarded joint custody of the parties' two children, ROBERT DURANGO and AIMEE LISA.

C. The oral agreement between Petitioner and Respondent as set out above is made a part of this Judgment for Dissolution of Marriage, and all of the provisions of said agreement are expressly ratified, confirmed, approved and adopted as the orders of this Court. Each of the parties shall perform under the terms of said agreement.

D. Each of the parties hereto will properly, when required, execute and deliver any and all documents that may be necessary to effectuate and fulfill the terms of this Judgment.

E. Within sixty days of the date of this Judgment, Respondent shall provide access for Petitioner to the marital home. Petitioner shall be free to inspect the house and remove any items which by their nature belong to her or are hers by provision of this Judgment.

F. Petitioner shall have the right if she so chooses to retain use of her maiden name, CHRISTINE CALL.

G. Any right, claim, demand or interest of the parties in and to maintenance for themselves, whether past, present or future, and in and to the property of the other, whether real, personal or mixed, of whatsoever kind and nature and wherever situated, including, but not limited to by homestead, succession and inheritance, arising out of the marital relationship or any other relationship existing between the parties hereto except as expressly set forth in the aforesaid agreement, is forever barred and terminated.

H. The Court expressly retains jurisdiction of this case for the purpose of enforcing all the terms of this Judgment for Dissolution of Marriage, including all the terms of the oral agreement between the parties.

ENTER:


H. J. G. [Signature]
 JUDGE 7901311827

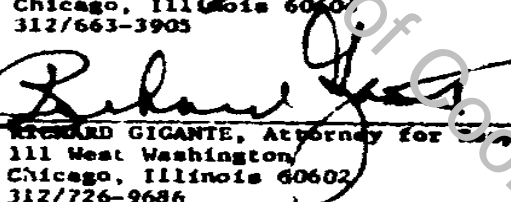
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Approved:


CHRISTINE MENDOZA, Petitioner


DURANGO GALT MENDOZA, Respondent


RONALD J. CLARK, Attorney for Petitioner
53 West Jackson, Suite 520
Chicago, Illinois 60604
312/663-3905


RICHARD GIGANTE, Attorney for Respondent
111 West Washington
Chicago, Illinois 60602
312/726-9686

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EXHIBIT A

Notwithstanding the regular schedule where Christine has the children for seven days and Durango has the children for seven days, the parties agree that each shall have the right to have the children on the following holidays from 6:00 PM the day preceding the holiday to 9:00 PM on the holiday:

New Year's	January 1
Robert's birthday	March 17
Easter	
Memorial Day	
Independence Day	July 4
Aimee's birthday	August 11
Labor Day	
Thanksgiving	
Christmas	December 25

The parties shall have said visitation on alternate holidays, beginning with Christine having the children for Thanksgiving 1979, Durango having them for Christmas 1979, Christine having them for New Year's 1980, etc.

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EXHIBIT APROPERTY TO GO TO PETITIONER:

1. stained glass lamp
2. wood table and two chairs (after the house is sold)
3. Robert's red rug
4. Washer and dryer
5. Cross Pot
6. Arts & Crafts Encyclopedia
7. file cabinet (large gray, 4-drawer, legal s.s.)
8. stove and refrigerator (after house is sold)
9. 1/2 of photographs of family, to be chosen alternately, one at a time, within 60 days after date of judgment
10. personal jewelry, books and property, including all records purchased before April 1, 1978.
11. 1/2 childrens books
12. 1/2 lawn furniture, two lawn chairs
14. camping equipment.
15. vacuum cleaner

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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:**

.....
.....
.....
.....
.....

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in a certain cause lately pending in said Court, between

..... CHRISTINE ROSKANN MENDOZA plaintiff/petitioner
and DURANGO CARL MENDOZA defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed

the seal of said Court, in said County, this 15th,

day of JULY 19. 86

..... Morgan M. Finley Clerk

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HAROLD (BUD) YOURELL
REGISTRAR OF TITLES

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IDENTIFIED No.	REG. NO. 1003 TMS HAROLD (BUD) YOURELL T. YOURELL
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LILLIAN CATALA
Village of Oak Park
1 Village Hall Plaza
Oak Park, Ill. 60302

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