

# UNOFFICIAL COPY


0 3 5 6 0 5 Form #20

Certificate No. 976128 Document No. 3560531

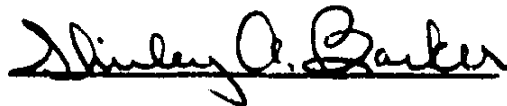
TO THE REGISTRAR OF TITLES  
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached  
on the Certificate 976128 indicated affecting the  
following described premises, to-wit:

Lots 25 to 29 inclusive in Block 7 in Brookfield Homesites, a  
Resubdivision of Bartlett and Roach Addition to Grossdale, being  
a Subdivision of the South West quarter of the South East  
quarter of Section 27, Township 39 North, Range 12, East of the  
Third Principal Meridian, excepting therefrom the following lots  
which are not included and are not a part of this Resubdivision,  
Lots 25 to 37 both inclusive, and the West half of Lot 38, in  
Block 2, Lots 26, 27 in Block 4; Lots 9, 10, 37, 38, 39, 40, 45,  
46, 47 and 48 in Block 6.

<sup>Lot 25</sup> 15-27-419-023, <sup>Lot 26</sup> 024, <sup>Lots 27, 28, 29</sup> + 025 All   
3045 Maple Ave, Brookfield, IL.

Section 27 Township 39 North, Range 12 East of the  
Third Principal Meridian, Cook County, Illinois.



CHICAGO, ILLINOIS 10/22 1986.

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PLACITA JUDGMENT

0 3 5 5 0 5 3 (10-84) CCDCH-6

UNITED STATES OF AMERICA

STATE OF ILLINOIS,  
COUNTY OF COOK

ss.

PLEAS, before the Honorable ..... JOHN J. CROWN .....  
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 ..... SEPTEMBER 6th, .....  
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 ..... JOHN J. CROWN .....  
Judge of the Circuit Court of Cook County.

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

RICHARD J. ELROD, Sheriff

Attest: MORGAN M. FINLEY, Clerk.

Property of Cook County Clerk's Office

3560531

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

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

ENTERED  
CLERK OF THE CIRCUIT COURT  
MURIAN M. FINLEY  
SEP 6 1979  
JOHN J. CROWE  
DEPUTY CLERK

IN RE THE MARRIAGE OF  
HELEN P. CHASE,  
Petitioner

and  
THOMAS G. CHASE,  
Respondent

No. 79 D 17013

JUDGMENT FOR DISSOLUTION OF MARRIAGE

This cause coming up for hearing on the Petition, the Respondent having been personally served, appearing and stipulating that this matter be heard as a default, the Court having heard the evidence and witnesses in open Court and having been fully advised and informed (Certificate of Evidence is filed herein) does FIND:

1. That the Court has jurisdiction of the subject matter and the parties hereto.
2. That the petitioner is now and for more than ninety days continuously and immediately preceding the filing of this Petition has been domiciled in the State of Illinois.
3. That the parties were married on March 30, 1951, at Chicago, Illinois, and lived and cohabited together as husband and wife until July, 1978.
4. That there were born to the parties as a result of this marriage four children to wit: THOMAS IV, 26 years; WILLIAM, 23 years; EBALYN, 21 years, and LISA LYN, 14 years. LISA LYN is the only minor child.
5. That at all times the petitioner conducted herself as a true, faithful and affectionate wife and is a fit and proper

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person to have the care, custody, control and education of the minor child of the parties. That the petitioner is not now pregnant. That petitioner did not contribute or provoke Respondent in acts resulting in this cause of action.

6. That the petitioner has sufficiently proved her Petition on which to base a Judgment.

7. That the petitioner and the respondent have entered into a written Property Settlement Agreement between themselves settling all questions of maintenance, child custody, visitation, and property rights and that said Agreement has been received in evidence as plaintiff's exhibit "1" and that by leave of Court is made a part of this Judgment and has been attached to and thereby incorporated in this judgment by reference thereto and is set forth in words and figures as follows:

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## PROPERTY SETTLEMENT AGREEMENT

This Agreement made by and between HELEN P. CHASE, hereinafter referred to as the wife and THOMAS G. CHASE, hereinafter referred to as the husband, both of the County of Cook, Illinois.

### WITNESSETH

WHEREAS, the parties hereto were married to each other at Chicago, Illinois, on the 30th day of March, 1951, and four children were born as a result of this marriage, to wit: THOMAS IV, 26 years; WILLIAM, 23 years; EBALYN, 21 years and LISA LYN, 14 years. THOMAS, WILLIAM and EBALYN are above the age of minority. No children were adopted by the parties, and

WHEREAS, in consequence of disputes and unhappy differences the parties have separated and now and for some time have been living separate and apart, and that since such separation a Petition for dissolution of Marriage has been filed by the wife, and

WHEREAS, the parties hereto are desirous of making a full and complete settlement of all property and equities as hereinafter provided.

NOW THEREFORE, in consideration of the promises and the mutual promises and undertakings herein contained and for other good and valuable considerations of the parties, the parties agree that in the event said wife obtain a Dissolution of Marriage from said husband, the provisions contained herein shall prevail and the parties agree as follows:

- A. That the wife shall have sole custody, control and education of the minor child LISA LYN, 14 years of age.
- B. That the husband shall pay to the wife the sum of EIGHTY DOLLARS (\$80.00) per week as permanent child support. The husband shall have the child as exemption for income tax purposes.

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C. That the husband shall have reasonable rights of visitation of the minor child upon 24 hours notice to the wife.

D. It is further agreed that in addition to the payments hereinabove provided, the husband shall pay all extraordinary medical, surgical and dental bills, including cost of hospitalization, incurred by or for the minor child. He shall maintain a hospitalization policy for this purpose.

E. The husband shall pay the wife the sum of THIRTY DOLLARS (\$30.00) per week as permanent maintenance. That maintenance for the husband is barred.

F. That the husband shall maintain a \$10,000.00 Life insurance policy on his life with the minor child as beneficiary.

G. That the husband shall contribute to the college education of their child while she attends a full time college and he is financially able.

H. That the marital home located at 3144 Sunnyside, Brookfield, Illinois, shall be sold as soon as possible and the net proceeds shall be awarded to the wife. The husband shall cooperate in said sale. Until sale of the home, the wife shall assume all mortgage and utility payments and hold the husband harmless. The wife shall have exclusive possession of the marital home.

I. Both parties shall have full title to the household furniture and furnishings heretofore distributed and in their respective possession.

J. That the wife shall have full use of the 1967 Chevrolet car which she is currently using and the husband agrees to keep said car operable.

K. That the husband shall pay the Wards, Polk Bros., Sears and Standard Oil debts and the wife shall pay the Hinsdale Hospital and Dr. Middleton debts. Both parties shall hold each other harmless from said debts.

L. That the wife shall release any and all interest to the husband's business

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HAY AND TONI'S SERVICE STATION, located at 3045 Maple, Brookfield, Illinois. That the husband shall hold the wife harmless from any and all liabilities of this business.

M. That the husband shall pay DIMITRI & MLADE, LTD. the sum of SIX HUNDRED NINETY DOLLARS (\$690.00) as and for permanent attorneys fees and costs.

  
HELEN P. CHASE

  
THOMAS G. CHASE

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ON MOTION OF DEAN DIMITRI, ATTORNEY FOR THE PETITIONER IT IS ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

A. That petitioner HELEN P. CHANE's Petition for Dissolution of Marriage is granted and the parties are awarded a Dissolution of Marriage; that the marriage heretofore existing between the parties be and it is hereby dissolved.

B. That the written Property Settlement Agreement entered into and executed by the Petitioner and the Respondent settling all questions of maintenance, child support, visitation, child custody and all property rights, and heretofore received in evidence as Petitioner's Exhibit "1" and the original of which is attached hereto and merged and incorporated herein as if set forth verbatim and all of its terms and provisions are hereby expressly affirmed, approved and adopted as the order and judgment of this Court to the same extent and with same force and effect as if said provisions were set forth verbatim in this Judgment.

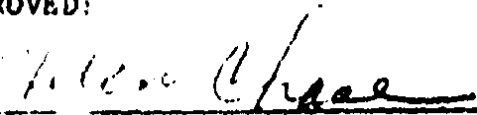
*TRAILOR'S WITNESS.*

Date: SEP 6 1979

ENTER:

  
\_\_\_\_\_  
Clerk of Court

APPROVED:

  
\_\_\_\_\_  
Helen P. Chane

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STATE OF ILLINOIS,  
COUNTY OF COOK

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:**

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

in a certain cause lately pending in said Court, between  
HELEN P. CHASE ..... plaintiff/petitioner  
and THOMAS G. CHASE ..... defendant/respondent.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed  
the seal of said Court, in said County, this ..... 18th.....  
day of ..... AUGUST ..... 19. 86.

*Morgan M. Finley* ..... Clerk

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*Ok Puzze?*  
STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

## AFFIDAVIT

JOHN W. GAVIN, after first being duly sworn on oath, deposes and states as follows:

1. That he is an attorney licensed to practice in the State of Illinois.

2. That he represented THOMAS G. CHASE in a divorce matter in the Circuit Court of Cook County, Illinois, under case number 79 D 17019.

3. That pursuant to the Judgment of Dissolution of Marriage, HELEN P. CHASE was to quit claim to Thomas G. Chase her interest in a certain piece of real property commonly known as 3045 Maple Avenue, Brookfield, Illinois.

4. That a quit claim deed was executed and delivered to Thomas G. Chase, and recorded with the Recorder of Deeds of Cook County, Illinois, on April 25, 1986.

5. That the aforementioned property is registered with the Registrar of Titles, Cook County, Illinois as Certificate No. 976128.

6. That Affiant was unaware of the fact that said property was registered in the Torrens system.

7. That as a result of the recordation of the quit claim deed with the Cook County Recorder of Deeds, the Certificate of title recorded with the Registrar of Titles does not properly reflect the conveyance of Helen P. Chase's interest in the property to Thomas G. Chase.

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11/11/11 11:11:11  
11/11/11 11:11:11

## MEMORANDUM

TO : [Illegible]

FROM : [Illegible]

SUBJECT : [Illegible]

[Illegible text follows, including a large diagonal watermark: "Property of Cook County Clerk's Office"]

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NOW, THEREFORE, JOHN W. GAVIN, or his successors, shall, at all times indemnify and save harmless the Register of Titles, Cook County, Illinois, against all loss or damage to same, arising by reason of erroneous recordation and the registering of same on the Torren's Certificate of Title, No. 976128, and in relation to the premises described therein, and all costs, charges, damages, and expenses, and all claims and demands of every kind and nature, actions, causes of actions, suits and controversies, whether groundless or otherwise arising therefrom.

AFFIANT FURTHER SAYETH NOT.

  
JOHN W. GAVIN

SUBSCRIBED and SWORN to  
before me this 30 day  
of September, A.D. 1986.

  
NOTARY PUBLIC

My Commission Expires:

7-4-89



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Property of Cook County Clerk's Office

*5/16/18*  
*9/16/18*  
*Moore*  
*only*

1850558

Age of Grantor 530558  
Address \_\_\_\_\_

IDENTIFIED  
NO.

LE  
SANCHEZ

Remainder to \_\_\_\_\_  
1850558

Sanchez

First American Title Insurance  
Company  
100 North Dearborn Street, Suite 400  
Chicago, Illinois 60610-3902 750-6780



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ALF No. 2822  
December 1975

(The Above Space For Recorder's Use Only)

**QUIT CLAIM DEED**  
Statutory (Illinois)  
(Individual to Individual)

CW-13944

THE GRANTOR HELEN PATRICIA CHASE, marriage dissolved and not since remarried  
of the Village of Brookfield County of Cook State of Illinois  
for the consideration of Ten and 00/100 (\$10.00) ----- DOLLARS.  
and other good and valuable considerations in hand paid.  
CONVEY S. and QUIT CLAIMS to THOMAS G. CHASE  
3933 Forest,  
of the Village of Brookfield County of Cook State of Illinois  
all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:\*

Lots 25 to 29, inclusive, in Block 7 in Brookfield Homesites, a Resubdivision of Bartlett and Roach Addition to Grossdale, being a Subdivision of the South West Quarter of the South East quarter of Section 27, Town 39 North, Range 12, East of the Third Principal Meridian, excepting therefrom the following lots which are not included and are not a part of this Resubdivision; Lots 25 to 37 both inclusive, and the West half of Lot 38, in Block 2, Lots 26 and 27 in Block 4; Lots 9, 10, 37, 38, 39, 40, 45, 46 47 and 48 in Block 6.

This property is exempt pursuant to Paragraph 4(e) of the Real Estate Transfer Act.

*PIN - 15-27-419-023 (lots 25)  
- 02 (lots 26)  
- 026 (lots 27 thru 29)*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 5<sup>th</sup> day of October 1981.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
HELEN PATRICIA CHASE (Seal) Helen P Chase (Seal)  
RECORDING \$11.25  
T#3333 TRAN 4552 04/25/84 10:35:00  
#7203 # A \* (Seal) 141744

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HELEN PATRICIA CHASE, marriage dissolved and not since remarried personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 5<sup>th</sup> day of October, 1981, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29<sup>th</sup> day of October 1981.

Commission expires 8-11-1984

NOTARY PUBLIC

This instrument was prepared by RICHARD J. BILLIK, 11 S. LaSalle, Chicago, IL.  
name address city 60603 zip

MAIL TO: John GAVIN (Name)  
7601 Madison St (Address)  
Forest Park IL (City, State and Zip) 60130

ADDRESS OF PROPERTY AND GRANTEE  
3151 ST + MADISON  
RAY + TOM'S GAS STATION  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO:  
John GAVIN (Name)  
7601 Madison Forest Park IL (Address)  
American Legal Forms & Office Supply Company  
Chicago-372-1922

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

If space is insufficient\* use reverse side

AFFIX "RIDERS" OR REVENUE STAMPS HERE

3560531

86161744

*Memo only, cancel App. 2337508*

