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Certificate No. 1315251 Document No. _____

TO THE REGISTRAR OF TITLES
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached
on the Certificate 1315251 indicated affecting the
following described premises, to-wit:

Lot 46
J. H. Long Barry Co's 1st Addition to
Cattle Heights being a subdivision of
the South 1/2 of the South East 1/4
of the Northwest 1/4 and the North
95.02 feet of the East 1/2 of the Southwest 1/4
all in Section 34, Township 42 North
Range 11 East of the Third P.M.

Section 34 Township 42 North, Range 11 East of the
Third Principal Meridian, Cook County, Illinois.

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Mark J. [Signature]

CHICAGO, ILLINOIS 7-13 1987.

PIN 03-34-130-003 ✓
D.C.O

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JUN 24 1987

DAVID M. JOHNSON JAN 14 1987
District Court Referee 1-7-87

MINUTE DESK

Recommended by:

City & County of Denver, Colo.
#9880 District Court
GAY NIERMANN
Attorney for Petitioner
certified to be a full, true and correct
copy of the original in my custody

DISTRICT COURT JUDGE

/s/ LESLIE M. LAWSON

BY THE COURT:

DONE AND SIGNED IN OPEN COURT this 13th day of January, 1987.

IT IS FURTHER ORDERED THAT THIS COURT SHALL RETAIN JURISDICTION OVER THIS MATTER AS IS PROVIDED BY LAW.
Each party shall perform the applicable provisions of the Separation Agreement and Affidavit for Decree Without Appearance of Parties.
That the marriage is dissolved and a Decree of Dissolution of Marriage is entered. That the Separation Agreement is hereby incorporated in this Decree and made an order of this Court and is found not to be unconscionable as to maintenance and division of property.

The Court therefore ORDERS:
1. The court has jurisdiction over both parties based upon the Waiver signed on September 19, 1986.
2. The Petitioner was domiciled in Colorado for ninety days before the case was filed.
3. At least ninety days have passed since service.
4. The marriage of the parties is irretrievably broken.
5. The Separation Agreement between the parties attached hereto as Exhibit A has been considered by the Court and is found not to be unconscionable as to maintenance and division of property.
The Court has examined the record, and read the Affidavit of the Petitioner and makes the following findings:
This matter was reviewed by the Court on January 7, 1987.
Petitioner signed the Affidavit for Decree Without Appearance of Parties and was represented by counsel. Respondent was mailed a copy of the Affidavit for Decree Without Appearance of Parties and was not represented by counsel.

FRANCES K. BLACK,
Petitioner,
and
R. KENT BLACK,
Respondent.

In re the Marriage of:

DECREE OF DISSOLUTION OF MARRIAGE

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Civil Action Number 86 DR 3447 Courtroom 15

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JAN 17 1987

OT 2M

Should no rights, both signing Decree

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Property of Cook County Clerk's Office

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO

Case No. 86DR3447, Courtroom 15

SEPARATION AGREEMENT

In re the Marriage of:

FRANCES K. BLACK, Petitioner

and

R. KENT BLACK, Respondent

THIS AGREEMENT, made and entered into this 25 day of January, 1986, by and between Frances K. Black, hereinafter referred to as "Wife," and R. Kent Black, hereinafter referred to as "Husband";

WITNESSETH:

WHEREAS, the parties hereto are Husband and Wife, having been married in Beaver, Pennsylvania, on August 29, 1958; and

WHEREAS, the parties hereto ceased to live and cohabit together; and because of irreconcilable differences, it is impossible for them to hereafter live together as Husband and Wife; and

WHEREAS, the parties have recently filed a Petition for Dissolution of Marriage; and

WHEREAS, there were two children born as issue of the marriage, both of which are over the age of twenty-one, to-wit: Kathy Jane Black, born February 17, 1962; and Kirk Nulton Black, born November 2, 1964; and

WHEREAS, as an incident of said proceedings, the parties hereto have agreed upon an adjustment and settlement of their respective property rights and interests, both present and future, and for the mutual release of any and all claims of any nature that either might have against the other,

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, and as provided for in C.R.S. 1973, 14-10-112, as amended, the parties hereto agree as follows:

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1. MAINTENANCE:

1.1 Each party is presently capable of earning sufficient monies in which to support themselves. Therefore, each party hereby waives any and all right to receive spousal maintenance from the other. Each party understands that said waiver at this time is final and irrevocable.

2. REAL PROPERTY DIVISION:

The parties own several parcels of real estate described below. They hereby agree that division of the real property shall be as follows:

2.1 545 Downing Street, Denver, Colorado: The residence located at 545 Downing Street, Denver, Colorado, shall be the sole and separate property of the Wife. Wife shall remain solely liable for any encumbrance on said property and hereby holds Husband harmless from and against any liability therefor. Husband hereby agrees to execute a Quit Claim Deed to Wife upon signing the within Agreement.

2.2 1405 Cedar Lane, Mt. Prospect, Illinois: The property located at 1405 Cedar Lane, Mt. Prospect, Illinois, is currently under a purchase contract. Once said property has been sold and after payment of all encumbrances thereon, together with costs of sale and closing costs, it is hereby agreed that each party shall receive one-half of the net proceeds therefrom.

2.3 The parties own the following described rental properties. They have agreed to keep the properties and to each remain responsible for one-half of any expenses thereon, including mortgages, taxes, insurance and repairs. Each party receives one-half of income generated from said rental properties. Each party hereby agrees to make available to the other full access to all books and records on said rental properties. In the event either party desires to sell their interest in and to any rental property, the other party shall have the option to purchase the interest of the desirous party in and to said property at an agreed upon price. If the parties cannot reach agreement on the purchase price, or if the other party elects not to purchase same, then the property shall be placed on the market for sale and the parties hereby agree to each receive one-half of all net proceeds therefrom.

- (a) 435 South Cleveland, Arlington Heights, Illinois;
- X (b) 417 Pine Street, Mt. Prospect, Illinois;
- (c) 1242 Walnut, Arlington Heights, Illinois;
- (d) 1901 George Court, Glenview, Illinois;

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(e) 346 Park Street, Beaver, Pennsylvania; and

(f) 368 Beaver Street, Beaver, Pennsylvania.

2.4 2922 Champa, Denver, Colorado: The parties hereto own a one-third interest in and to the property located at 2922 Champa, Denver, Colorado. They hereby agree to retain their one-third interest therein under the same terms and conditions as set forth in paragraph 2.3 above.

3. PROPERTY APPORTIONED TO WIFE:

3.1 The Wife shall receive as her sole and separate property the following items:

(a) All furniture, fixtures, household goods presently in her possession;

(b) The 1982 Toyota Corolla automobile; and

(c) Any and all bank accounts, retirement funds, stocks and bonds and insurance policies presently in her name or under her control.

4. PROPERTY APPORTIONED TO HUSBAND.

4.1 The Husband shall receive as his sole and separate property the following items:

(a) All furniture, fixtures, household goods presently in his possession;

(b) The Honda Accord and any and all other vehicles presently in his possession; and

(c) Any and all bank accounts, retirement funds, stocks and bonds and insurance policies presently in his name or under his control.

5. ATTORNEY'S FEES.

5.1 Each party shall pay his or her own attorney's fees and costs incurred as a result of this action.

6. DEBTS.

6.1 The parties each agree to remain solely liable for one-half of all mortgage payments, taxes, insurance and repair costs of all rental property retained by them pursuant to paragraph 2.3 above.

6.2 From and after the date of separation, May 9, 1982, it is expressly understood that each of the parties is responsible for all debts which they have incurred. Each

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party agrees to hold the other harmless and indemnify the other for any injury, loss or damage arising out of a party's failure to make any payment or to perform any obligation incurred subsequent to the date of separation.

7. EXECUTION OF INSTRUMENTS.

7.1 Each of the parties hereto shall, from time to time hereafter, do whatever is necessary or required and will execute, acknowledge and deliver to the other party any and all instruments and assurance that the other party may reasonably require to effectuate the purpose of this Agreement and to give full force and effect to its provisions.

8. APPOINTMENT OF CLERK OF THE COURT.

8.1 The parties agree to do each and everything necessary under this Agreement. Should either of them fail, refuse or neglect to carry out the provisions of this Agreement, then the District Court of the City and County of Denver, State of Colorado, may appoint the Clerk of the Court or such other party or parties as he or she deems appropriate for the purposes of carrying into effect any incomplete provisions of this Agreement, with full force and effect as if each of the parties had performed said obligations.

9. INCORPORATION OF AFFIDAVITS.

9.1 The Affidavits annexed to this Agreement are hereby incorporated and made a part hereof. Each of the parties has relied upon the information contained in the same and the accuracy thereof in arriving at the terms and conditions of this Agreement.

10. ACKNOWLEDGMENT OF FULL DISCLOSURE.

10.1 Each party represents and warrants that he or she has received a full and adequate disclosure of all property of the other and that neither has withheld any requested disclosure of any other property of any kind in which the party so requesting has any beneficial interest.

11. APPROVAL AND ADOPTION.

11.1 The parties hereto have carefully read and do hereby understand the provisions hereof. By signature hereto, the parties do request that this Separation Agreement be filed on record with the Court; that it be approved by the Court; and that it be adopted and incorporated as a part of the Decree which the Court may enter in this case. In the event the Court shall fail to approve any portion of this Agreement, this entire Agreement shall be void ab initio.

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12. AGREEMENT BINDING.

12.1 This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, guardians, executors and assigns of each of the parties hereto.

13. RELEASE OF ESTATE RIGHTS.

13.1 Except as hereinabove specifically set forth, each party has and hereby does release the other from any and all claims, debts, demands and statutory rights to inherit or administer the state of the other, and all rights in and to the property of the other, whether or not herein specifically described.

14. INCORPORATION AND DECREE.

14.1 In the event a judgment of Decree dissolving such marriage is entered in any action or proceeding therefor, this Agreement shall, if the Court approves, be incorporated in, merged with and become a part of such judgment or Decree.

15. COUNSEL.

15.1 The parties hereby acknowledge that they have had the opportunity to consult with independent legal counsel with regard to the legal and other effects of the provisions of this Agreement, the rights and privileges hereunder, and all matters pertaining thereto. Specifically, the Husband acknowledges that he has received no legal advice whatsoever from the wife's attorney, Gay Niermann.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Frances K. Black, Petitioner

R. Kent Black, Respondent

PREPARED BY:

STARK AND NIERMANN

Gay Niermann
Gay Niermann, #9880
1370 Pennsylvania, #185
Denver, Colorado 80203
(303) 863-8300
Attorneys for Petitioner

JUL 14 1967

Court Clerk of the District Court
By Rentleest
Deputy Clerk

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STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

SUBSCRIBED AND SWORN to before me this 25th day of September, 1986, by FRANCES K. BLACK, Petitioner.

[Signature]
Notary Public

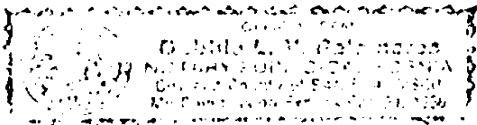
My Commission Expires: 11/8/88

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

SUBSCRIBED AND SWORN to before me this 19th day of September, 1986, by R. KENT BLACK, Respondent.

[Signature]
Notary Public

My Commission Expires: 10-24-86



JUL 14 1987

[Signature]
Deputy Clerk

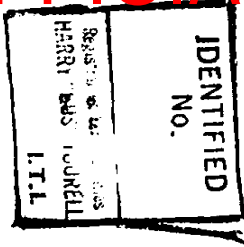
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INTERCOUNTY TITLE CO. OF ILLINOIS
120 WEST MADISON
CHICAGO, ILL. 60602

BOX 92

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