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03709442 Form #20

Certificate No. 1306532 Document No. 3019675

TO THE REGISTRAR OF TITLES
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached
on the Certificate 1306532 indicated affecting the
following described premises, to-wit:

LOT SEVEN------(7)
In Wesley Fields, a Subdivision of the West Half (½) of the Northeast Quarter (¼) of Section 35,
Township 38 North, Range 12, East of the Third Principal Meridian, (except from said West Half
(½) of Northeast Quarter (¼) the North Ten (10) rods of the East Eight (8) rods thereof),
in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar
of Titles of Cook County, Illinois, on January 5, 1954, as Document Number 1501535.

3709442

18-35-213-003-0000
8201 W. 80th St. Justice, Ill.

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

Richard J. Curry Jr.

CHICAGO, ILLINOIS May 19 19 88.

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(10-84) CCDCH-6

PLACITA JUDGMENT

UNITED STATES OF AMERICA

STATE OF ILLINOIS,
COUNTY OF COOK

ss.

3709442

PLEAS, before the Honorable E. BRADEN
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
MARCH 23rd,
in the year of our Lord, one thousand nine hundred and 87 and of the Independence
of the United States of America, the two hundredth and TWELFTH

PRESENT: - The Honorable E. BRADEN
Judge of the Circuit Court of Cook County.

RICHARD M. DALEY, State's Attorney

JAMES E. O'GRADY
~~CHARLES E. BURTON~~ Sheriff

Attest: MORGAN M. FINLEY, Clerk.

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#8001

ENTERED
MAR 23 1987
E. BRADEN 461

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

IN RE THE MARRIAGE OF:

DAVID A. SANDERS,

Petitioner,

and

DANIELLE M. SANDERS,

Respondent.

NO. 86 D 01289

JUDGMENT FOR DISSOLUTION OF MARRIAGE

This cause coming before the Court
January 29, 1987 for hearing on the Petition for
Dissolution of Marriage of the PETITIONER, DAVID A.
SANDERS, and upon the appearance of Respondent,
been filed, and Order of default by Stipulation of
Parties having been entered herein, and the PETITIONER
appearing in Court personally and by his attorneys,
TRAVIS, TUCKER, PAVESICH & ASSOCIATES, LTD., and
Respondent being represented by her Attorney, ALICE
ZUBOR, and the Court having considered all the evidence
and being fully advised in the premises, the Court finds
as follows:

NO FEES
ONE RIGHT

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TRAVIS, TUCKER,
PAVESICH
& ASSOC., LTD.
6310 W. 95TH STREET
CHICAGO, ILL. 60648
PHONE 425-8630

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(1) That the Court has jurisdiction of the parties and the subject matter hereof.

(2) That the PETITIONER was a resident of the State of Illinois at the time the within action was commenced and has maintained residence in the State of Illinois for at least ninety (90) days preceding the making of the findings herein.

(3) That the parties were lawfully married on June 16, 1974, and that said marriage was registered at the Office of the Clerk of Cook County, Illinois.

(4) That the parties have lived separate and apart since September, 1984, and for a continuous period of not less than two (2) years next preceding the making of the findings herein; that irreconcilable differences between the parties have caused an irretrievable breakdown of the marriage; that further attempts at reconciliation would not be productive and not in the best interest of the parties.

(5) That no children were born to the parties during said marriage; no children were adopted by the parties; and, Respondent is not pregnant. 3709112

(7) That the Court has examined the proposed Marital Settlement Agreement dated November 10, 1986, which the parties have submitted to the Court; that the Court finds that said Agreement was entered into freely

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& ASSOC., LTD.

4210 W. 95TH STREET
CHICAGO, ILLINOIS 60631
PHONE 475-9530

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and voluntarily by the parties; that same is not
unconscionable, that the same is fair, reasonable and
equitable under the facts and circumstances of this case
and that said Agreement is approved and reads as
attached hereto and made a part of this document herein.

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PAVESICH
& ASSOC., LTD.

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FINAL
MARITAL SETTLEMENT AGREEMENT

THIS AGREEMENT made and entered into this
10th day of November, 1986, by and between
DANIELLE MARIE SANDERS, (hereinafter referred to as
"DANIELLE" or the "Wife") of the County of Cook, and
State of Illinois, and DAVID A. SANDERS, (hereinafter
referred to as "DAVID" or the "Husband") of the County
of Cook, and state of Illinois;

WITNESSETH:

WHEREAS, said parties were heretofore on the 16th
day of June, 1974, legally married in Cook County,
Illinois; and

WHEREAS, irreconcilable difficulties and
differences have arisen between the parties, as a result
of which they separated on September, 1984; and

WHEREAS, as a result of said marriage, there were
no children born to said parties. No other children
were born to or adopted by the parties as a result of
the marriage; and, DANIELLE is not now pregnant

WHEREAS, said husband has filed a Petition for
Dissolution of Marriage in the Circuit Court of Cook
County, State of Illinois, known as Case No. 86 D 01289,
praying that the parties be granted a Judgment of
Dissolution of Marriage; and

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WHEREAS, certain differences have arisen between the parties which have caused them to determine that they can no longer continue the marriage relationship and cohabit as Husband and Wife, and that it is the desire of the parties to finally and for all time settle and determine their respective property rights, all dower and homestead rights together with any and all of the rights existing between said parties growing out of the marriage relationship and all other relations that have or might heretofore have existed between them; and

WHEREAS, the Husband is represented by TRAVIS, TUCKER, PAVESICH & ASSOCIATES, LTD., his Attorneys, and the Wife has had benefit of counsel, and each of the parties has had the benefit of advice, investigation and recommendations with reference to the subject matter of this Agreement; and

WHEREAS, each party has made full disclosure to the other of all properties owned by each of them and of the income derived therefrom and from all other sources and are fully advised as to their rights in relation thereto.

NOW, THEREFORE, in consideration of the terms and conditions of this Agreement, and other good and valuable considerations, it is hereby agreed between said parties as follows:

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PAVESICH
& ASSOC., LTD.

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ARTICLE I

Right of Action

This Agreement is not one to obtain or stimulate a dissolution of Marriage.

ARTICLE II

Waiver of Maintenance

In the event that the Court should grant a Judgment for Dissolution of the Marriage between the parties, said Husband shall, in consideration of the premises of this Agreement, waive and release any and all claims that he may have for Maintenance or Support. Said Husband acknowledges he relinquishes all rights of ever seeking said maintenance or support in this or any other Court. The Wife shall, in consideration of the premises of this Agreement, waive and release any and all claims that she may have for Maintenance or Support. Said Wife acknowledges she relinquishes all rights of ever seeking said maintenance or support in this or any other Court.

ARTICLE IX

Property Settlement

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(A) Real Property

Marital Residence - 8201 West 80th Street
Justice, Illinois

(1) DANIELLE shall have exclusive possession of the marital residence unless she cohabitates,

TRAVIS, TUCKER,
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& ASSOC., LTD.
8710 W. 80TH STREET
LAW OFFICE
PHONE 470-2111

remarries, or rents any portion of the marital residence within one year from the date of the entry of the Decree of Dissolution of Marriage.

(2) If any of the three (3) events in Paragraph (1) occurs, within one (1) year from the date of the entry of Dissolution, the residence shall be sold and the net proceeds shall be divided between the parties herein equally.

(3) If any of the three (3) events in Paragraph (1) does not occur, DANIELLE may have sole and exclusive use and occupancy of said residence and may sell same after one (1) year from the date of the entry for Dissolution of Marriage. When the property is sold, the proceeds shall first be applied to liquidation of the currently existing first mortgage against the realty, and all other expenses of sale. After liquidation of all such expenses, DANIELLE shall be entitled to 100% of the remaining proceeds of sale.

(4) DANIELLE shall pay the mortgage, taxes, and other expenses while in possession of the marital residence.

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(*) Furniture and Furnishing

(1) Except as provided below, all of the furniture, furnishings, works of art, and other personal property contained in the marital residence of the

parties as noted above shall be the sole and exclusive property of DANIELLE, and DAVID shall have no further right, title or interest therein.

(2) A list of the excepted personalty that shall be the sole and exclusive property of DAVID, free and clear of any interest in DANIELLE, is set forth in Schedule "A" attached hereto, made a part hereof and incorporated herein by reference.

(C) Bank Accounts

(1) All of the bank accounts and cash assets of the parties have been divided to the mutual satisfaction of DAVID and DANIELLE and said funds are currently in their respective possession.

(D) Automobiles

(1) Upon the effective date of this Agreement, if not already accomplished, DAVID shall have assigned to DANIELLE all outstanding interests held by him in and to the 1982 Corvette automobile presently in the possession of DANIELLE. This automobile shall be the sole property of DANIELLE, and she shall solely be responsible for repayment of any loans against said vehicle.

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(2) Upon the effective date of this Agreement, if not already accomplished, DANIELLE shall have assigned to DAVID all outstanding interests held by

her in and to the 1963 Corvette and 1930 Ford Pickup Truck automobile presently in the possession of DAVID. This automobile shall be the sole property of DAVID, and he shall be solely responsible for repayment of any loans against said vehicles.

(E) BUSINESS INTERESTS

(1) DANIELLE agrees to release any and all rights in DAVID'S business ventures including but not limited to DAVE'S SHELL AND AUTO CARE, 7200 West 63rd Street, Summit, Illinois, 60501.

(2) DANIELLE agrees to permit DAVID to use the marital residence as security for a loan totaling \$15,500.00 for business purposes.

(3) DAVID is and shall remain individually liable for the loan or 2nd mortgage on the marital residence for business purposes.

(F) Miscellaneous Personal Property

(1) All personal property has been divided by the parties to their mutual satisfaction. Upon the effective date of this Agreement, each party shall be deemed the sole owner, free and clear of any interest held or claimed by the other, of all personal property presently in their respective possession.

ARTICLE IV

Debts and Obligations

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(A) Except as noted herein, DANIELLE shall save and hold DAVID free, harmless and indemnified against all debts, liabilities and obligations of every kind and nature whatsoever which were incurred by her for the benefit of herself, for necessities or otherwise, since the separation of the parties on September, 1984.

(B) Except as noted herein, DAVID shall save and hold DANIELLE free, harmless and indemnified against all debts, liabilities and obligations of every kind and nature whatsoever which were incurred by him for the benefit of himself, for necessities or otherwise, since the separation of the parties on September, 1984.

(C) The parties hereby warrant that all debts, liabilities, and obligations of every kind and nature whatsoever which were incurred during the marriage, with the exception of the outstanding mortgage balance on the marital residence have been paid.

(D) DAVID shall repay DANIELLE Five Hundred (\$500.00) Dollars. This amount shall reimburse DANIELLE for a certain loan against her life insurance which was utilized to fund DAVID'S "IRA" account, which shall remain his sole and exclusive property.

ARTICLE V

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Taxes and Tax Returns

(A) DANIELLE shall join with DAVID in the filing

TRAVIS TUCI, R.
PAVESICH
& ASSOC., LTD

300 W. WASHINGTON STREET
CHICAGO, ILLINOIS 60601
PHONE 427-2121

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of joint Federal and Illinois State income tax returns for the calendar year 1986 and said tax returns shall be prepared and filed by DAVID and he shall attest to their accuracy.

(B) DANIELLE shall join with DAVID in filing any amendments to joint Federal and Illinois State income tax returns previously filed or to be filed by them. These amended returns shall be prepared and filed by DAVID, and he shall attest to their accuracy.

(C) In the event that any taxes and penalties are claimed as due and owing in connection with the filing of any joint Federal and Illinois State income tax returns or amended returns DAVID shall pay one-half of the outstanding taxes and penalties, and DANIELLE shall pay the remaining one-half of the outstanding taxes and penalties due.

(D) DAVID shall inform DANIELLE within fourteen (14) days after he has received notice of any deficiency assessments, penalties or refunds with respect to any income tax returns previously filed or to be filed by the parties by sending DANIELLE a copy of any such notice.

(E) In the event that a refund be allocated to DAVID and DANIELLE jointly in connection with income taxes due for the calendar year 1986 or for previous

TRAVIS H. C. R.
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& ASSOC., LTD.
2210 W. 12TH STREET
CHICAGO, ILL. 60616
PHONE: 437-9130

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years, one-half (1/2) of any refund award shall be the property of DANIELLE, and the other one-half (1/2) shall be the property of DAVID. The parties shall cooperate in securing payment rather than accepting a credit for such a refund and will obtain and divide equally any tax refund check that may come into the possession of either of them, irrespective of to whom the tax refund check is delivered.

ARTICLE VI.

Counsel Fees

(A) Both parties shall be responsible for paying their own attorney's fees.

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



DAVID A. SANDERS



DANIELLE MARIE SANDERS

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PAVESICH
& ASSOC. LTD

ATTORNEYS AT LAW
100 N. LAUREL ST.
CHICAGO, ILL. 60602

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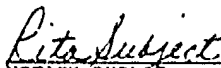
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, a Notary Public in and for the County and State aforesaid, appeared DAVID A. SANDERS personally known to me to be the same person who executed the foregoing instrument and he acknowledged that he executed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.



DAVID A. SANDERS

SUBSCRIBED and SWORN to before me
this 10th day of November, 1986.



NOTARY PUBLIC

My Commission Expires April 4, 1987

My commission expires: _____

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FRANKLIN
PARSONS
NOTARY PUBLIC

STATE 1008

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, a Notary Public in and for the County and State aforesaid, appeared DANIELLE MARIE SANDERS, personally known to me to be the same person who executed the foregoing instrument and she acknowledged that she executed and delivered said instrument as her free and voluntary act and deed, for the uses and purposes therein set forth.

Danielle Marie Sanders
DANIELLE MARIE SANDERS

SUBSCRIBED and SWORN to before me
this 17 day of December, 1996.

Wanda Spitzer
NOTARY PUBLIC

My commission expires: 2-17-97

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ENCLOSURE
FURNISHED
BY CLERK
OF COURTS
OF COOK COUNTY

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SCHEDULE "A"

This Schedule, attached to the Marital Settlement Agreement dated November 10, 1986, by and between David A. SANDERS and DANIELLE MARIE SANDERS, is made a part of that Agreement as though fully set forth therein.

PERSONAL PROPERTY OF DAVID A. SANDERS

(1) Clothing and personal effects of DAVID'S currently remaining in the marital residence, which shall be removed within a reasonable time subsequent to entry of any Decree of Dissolution of Marriage.

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WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

(A) The Petition for Dissolution of Marriage filed herein by PETITIONER, DAVID A. SANDERS, is granted and the parties are awarded a Judgment of Dissolution of Marriage; that the marriage heretofore existing between the parties be and it is hereby dissolved.

(B) The Marital Settlement Agreement dated November 10, 1986, shall be and is hereby expressly made a part of this Judgment.

(C) This Court expressly retains jurisdiction of this cause for the purpose of enforcing all the terms of this Judgment and for consideration of reserved matters.

DATED this _____ day of _____, 1987.

ENTER:

[Handwritten Signature]
JUDGE

No. 230 :
1/13/87
MTRB

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TRACY H. TILGNER,
PALESHI
& ASSOC., LTD

100 N. WASHINGTON ST.
CHICAGO, ILL. 60602
PHONE 425-8000

