

**KEN J. DENZEL & ASSOCIATES**  
ATTORNEYS & COUNSELLORS AT LAW

THREE SOUTH PROSPECT AVENUE (SUITE 206)  
PARK RIDGE-CHICAGO, ILLINOIS • 60068-4101

TELEPHONE # (312) 696-9393  
TELECOPIER # (312) 698-6221  
RECORDER # (312) 692-6400

November 22, 1988

Title Examiner  
Torrens Registrar of Deeds  
118 North Clark Street  
Chicago, IL 60602

Attn: George White  
Land Title Insurance

PAGE 1 of 3

re: Torrens conveyance of condominium  
375 Plum Creek Drive (#304) / Wheeling, IL 60090  
From PRISCHING to SCHUETZ

TO WHOMEVER IT MAY CONCERN:

For the purposes of the Torrens recording and the immediate conveyance of the above-described property by PRISCHING to SCHUETZ, we provide you with the following information and representations made by Richard A. Prisching:

1. The Property Settlement Agreement, as part of the Judgment for Dissolution in Circuit Court of Cook County case # 83 D 14046, provides as follows:

a. At paragraph 4, page 2:

"Husband (Richard A. Prisching) shall pay to Wife the sum of \$3,804.00 which represents the wife's share in the marital property."

That sum has been paid in full by Richard A. Prisching.

b. At paragraph 5, page 3:

"Both Husband and Wife agree to pay Mrs. Lois Stone, a debt (sic) in the sum of \$2,000 each."

The obligation of Richard A. Prisching has been paid in full by him. The obligation by the Wife to her mother has either been waived or paid in full. No further obligations exist concerning that.

2. Enclosed with this letter is a true and correct copy of an August 1, 1988 letter from Lynda Wesley, attorney for "wife" (Nina Stone Prisching) confirming that all of the aforesaid obligations of Richard A. Prisching have been paid in full.

3. The aforesaid sums were not consideration for the issuance of the quit claim deed.

cont'd

  
RICHARD A. PRISCHING

1 0 0 9 9 5 4 0

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Property of Cook County Clerk's Office

## KEN J. DENZEL & ASSOCIATES

Title Examiner / Torrens  
George White of Land Title Insurance  
November 22, 1988 / Page two

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re: 375 Plum Creek Drive (#304)  
Wheeling, IL 60090  
PRISCHING to SCHUETZ

4. The aforesaid Property Settlement Agreement also provides as follows:

At paragraph 3, page 2:

"Wife will quitclaim her entire interest in said property within 30 days from the date of the Judgment ...."

This was to be handled by and was handled by Wife's attorney, Lynda Wesley, who, according to the document itself, did not file the quit claim deed until January 23, 1984 but with the County Recorder. Said deed is dated January 6, 1984.

5. As to the filing or recording of the aforesaid quit claim deed ("deed"), the following took place:

a. Attorney Lynda Wesley mistakenly filed the deed with the County Recorder on January 23, 1984. Prisching received it a year or so later.

b. Richard A. Prisching received the original of the filed deed and kept it with his records and for use when he would decide to sell this condominium.


c. In mid-1987, Richard A. Prisching conferred with Attorney James R. Gienko, who advised him that he did not yet have "clear title" on the Torrens certificate, and retained him to obtain the Owner's Duplicate Certificate of Title and a certified copy of the divorce judgment, which he did, and to file or record the current quit claim deed so he could get a current Torrens Certificate of Title in just his name.

The latter had not been done by Attorney Gienko as of March, 1988 when all of the aforesaid documents, including the quit claim deed, were returned to Mr. Prisching.

d. In late March, 1988, Mr. Prisching had a friend who was going to buy the condo so he retained Attorney Ken J. Denzel to assist him.

This deal did not go through so Mr. Prisching decided to sell his condo on the open market. He retained Mr. Denzel to assist him, to review an agreement with a real estate broker, and to then obtain a new Torrens Certificate of Title in just his name, Richard A. Prisching.

cont'd

  
RICHARD A. PRISCHING

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## KEN J. DENZEL & ASSOCIATES

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re: 375 Plum Creek Drive (#304)  
Wheeling, IL 60090  
PRISCHING to SCHUETZ

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e. Mr. Prisching expected to be able to sell this condo within a few months and with a closing consistent with the closing of a new home he was building, which would be in November, 1988 at the latest.

f. When Attorney Ken Denzel informed Mr. Prisching that the Torrens office then stated that they were a year to 17 months behind for "change of ownership" (new Torrens Certificate) and 6 months behind on "new filings," Mr. Prisching concluded that there would be no advantage in filing the quit claim deed then and resubmitting for a new Torrens certificate. He and his attorney concluded that instead of saving time later and at a closing, it would cause problems and delays.

Thus, this quit claim deed was not recorded, filed or submitted until now, the closing with Schuetz. It was thought to be a disadvantage to do so earlier because of the delays being experienced in the Torrens office.

I, RICHARD A. PRISCHING, hereby certify that the above statements of fact in this three page document are true and correct, and that I will indemnify and hold harmless the Torrens office and Recorder of Deeds for any liability or claims that it might incur if it should be <sup>not</sup> conclusively determined that any of the aforesaid statements are true and correct and were reasonably relied on for good cause.

Signed November 23, 1988

*Richard A. Prisching*

RICHARD A. PRISCHING  
675 Aspen Court  
Bartlett, IL.  
(312) 837-7746

I, KEN J. DENZEL, an attorney, hereby certify and state that based on either my own personal knowledge, as to what I have been directly involved in, or my own information and belief, the statements of fact in this three page letter are true and correct.

*Ken J. Denzel*

KEN J. DENZEL, Attorney At Law  
(mailing address)  
P O Box 141  
Park Ridge, IL 60068-0141  
(312) 692-6400

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3 7 5 6 6 0 8 1

LINDA J. O'BRIEN  
ATTORNEY AT LAW  
1250 WEST NORTHWEST HIGHWAY  
SUITE 104  
MT. PROSPECT, ILLINOIS 60056

(312) 392-1039

August 1, 1988

Mr Richard A. Prisching

RE: In re marriage of Nina and Richard Prisching

Dear Mr. Prisching;

Below is the signed statement by Nina R. Stone, formerly Nina R. Prisching, that pursuant to the terms of the marital settlement agreement in the above action for Dissolution of Marriage filed in 1983 that you have completed the following payments regarding the Plum Creek condominium:

\$3,854.00 interest and principal to Nina R. Stone  
\$2,000.00 principal to Lois H. Stone

VERIFIED: \_\_\_\_\_

Nina R. Stone

Sincerely,

*Linda J. O'Brien*

Linda J. O'Brien  
LJO/

PROSPECT OF COOK COUNTY CLERK'S OFFICE

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# UNOFFICIAL COPY

I. JUDGMENT MONTHLY PAYMENT SCHEDULE TO NIWA STORE PAYMENTS DUE STARTING SEPT. 30, 1983  
 RUN DATED 1/12/88 BY: RICHARD ALAN PRISCHING

JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
50	50	50	50	50	50	50	50	50	50	50	50	600
50	50	50	50	50	50	50	50	50	50	50	50	600
50	50	50	50	50	50	50	50	50	50	50	50	600
100	100	100	100	100	100	100	100	100	100	100	100	1,200
1	1	1	1	1	1	1	1	1	1	1	1	12
1983	1984	1985	1986	1987	1988							

TOTAL 200  
600  
600  
1,200

\$2,000  
\$1,200 JAN 1987 STARTED (NIWA NIWA \$100, PER MONTH)

EXTRA  
FOR  
MISC. INTEREST & GOOD LUCK

604  
\*\*\*\*\*  
\$3,804 TOTAL DUE PAID TO NIWA  
MISC. INTEREST IS PAID TO DATE

II. JUDGMENT MONTHLY PAYMENT SCHEDULE TO LOUIS STORE PAYMENTS DUE STARTING SEPT. 30, 1983  
 RUN DATED 1/12/88 BY: RICHARD ALAN PRISCHING

JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
50	50	50	50	50	50	50	50	50	50	50	50	600
50	50	50	50	50	50	50	50	50	50	50	50	600
50	50	50	50	50	50	50	50	50	50	50	50	600
50	50	50	50	50	50	50	50	50	50	50	50	600
1983	1984	1985	1986									

TOTAL 200  
600  
600  
600

FINISHED THIS AT \$2,000. AND ALSO PAID NIWA \$2,000. AT THIS POINT  
 \$2,000 LOUIS DATED RECEIPT 1/8/87 PAID IN FULL.

\*\*\*\*\*  
\$2,000 TOTAL TO BE PAID TO LOUIS  
MISC. INTEREST IS PAID TO DATE

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QUIT CLAIM  
Statutory (ILLINOIS)  
(Individual to Individual)

3255081

26939679

COOK  
CO. NO. 018

91371

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR

NINA STONE PRISCHING divorced and  
not since remarried

of the Village of Lincolnwood County of Cook  
State of Illinois for the consideration of

TEN DOLLARS,  
and No Cents in hand paid,  
CONVEYS and QUIT CLAIMS to

RICHARD A. PRISCHING  
375 Plum Creek Drive #304  
Wheeling, Illinois 60090  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
NOV 28 1984  
02.00

all interest in the following described Real Estate situated in the County of COOK in the  
State of Illinois, to wit:

ITEM 1.

UNIT 304-2 as described in survey delineated on and attached to and a part of a Declaration of Condominium  
Ownership registered on the 20th day of JULY, 1978 as Document Number 3033165,

ITEM 2.

An Undivided .408% interest (except the Units delineated and described in said survey) in and to the following  
Described Premises:

Part of LOT TWO (2), in Henry Grandt and Others Subdivision of that part of the South 1420.62  
feet of Section 12, West of the Center of Milwaukee Avenue and a part of the North Half (1/2) of  
Section 13, all in Township 42 North, Range 11 East of the Third Principal Meridian, according  
to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on  
January 29, 1923 as Document Number 172867.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE  
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REGISTERED ON JULY 20, 1978  
AS DOCUMENT NO. 3033164.

03-12-300-063-1224

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

DATED this 6th day of January 1984

*Nina Stone Prisching* (SEAL)  
NINA STONE PRISCHING

(SEAL)  
(SEAL)

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

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

Nina Stone Prisching, divorced and not since remarried

IMPRESS  
SEAL  
HERE

personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowl-  
edged that s.h.e 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.

Witness my hand and official seal, this 6th day of January 1984

Commission expires January 17 1987

*Kathleen Goshorn*  
NOTARY PUBLIC

This instrument was prepared by LYNDIA WESLEY 27 East Monroe, Chicago, IL 60601  
(NAME AND ADDRESS)

RICHARD A. PRISCHING  
(Name)  
375 PLUM CREEK DRIVE, APT. 304  
(Address)  
WHEELING, ILLINOIS 60090  
(City, State and Zip)

ADDRESS OF PROPERTY:  
375 PLUM CREEK DRIVE  
WHEELING, ILLINOIS  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
RICHARD A. PRISCHING  
(Name)  
375 PLUM CREEK DRIVE, WHEELING, ILLINOIS  
(Address) 60090

RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

007774  
REVENUE  
REAL ESTATE TRANSACTION TAX  
Cook County  
26939679

DATE DEC AFFID. ATTACHED TO Doc #

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Quit Claim Deed  
INDIVIDUAL TO INDIVIDUAL

NINA STONE PRISCHING

TO

RICHARD A. PRISCHING

GEORGE E. COLE®  
LEGAL FORMS

3  
1272093 N. 1D

3756081

3756081

As per deed  
As per deed

Husband's Deed and First Series Terminal  
Wife

Subj: \$21

NOV 25 1968  
HARRY HENRY KENNEDY  
REGISTRAR OF TITLES

Sig. Cert

White

Property of Cook County Clerk's Office

LAND TITLE CO.

100 W. MADISON, 4TH FLOOR  
CHICAGO, ILLINOIS 60603

FILE # 74-108516-1  
ATTN