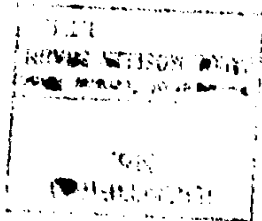


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5-22-90  
AP

None  
None

RESULT OF SEARCH:

Property of Cook County Clerk's Office

Michael W. Miller  
Reporte W. Miller

INTENDED GRANTEE OR ASSIGNEE:

5-22-90  
AP

None  
None

RESULT OF SEARCH:

785640

Allan P. Ashkin  
Molly P. Ashkin

PRESENT PARTIES IN INTEREST:

STATUTORY FEDERAL TAX LIEN SEARCH

DATE OF SEARCH:

DOCUMENT NO.

**UNOFFICIAL COPY**

WARRANTY DEED—Joint Tenancy—(Individual to Individual)

MORTON GROVE REAL ESTATE TRANSFER STAMP  
AMOUNT \$10.00 DATE 5/18/90  
ADDRESS 7947 Arcadia  
BY *[Signature]*

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, Allan T. Ptashkin and Molly Ptashkin, his wife

3882570

of the Village of Morton Grove County of Cook State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Michael Winkler and Renate Winkler, his wife  
7233 Claremont  
Chicago, Illinois 60645

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Robbin's Meadow  
Lot Two Hundred Five (205) in Robbin's Meadow Lane Unit No. 5, being a Subdivision of the North Half (1/2) of the Southwest Quarter (1/4) and the West Forty (40) feet of the North Half (1/2) of the Southeast Quarter (1/4) of Section 13, Township 41 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 8, 1956, as Document Number 1705466.

Subject to: Covenants, conditions, and restrictions or record, public and utility easements and general taxes for the year 1989 and subsequent years.

herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

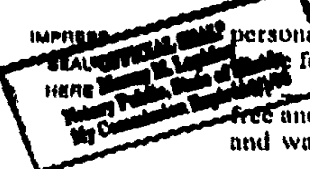
Property Index Number (PIN): 09-13-306-001  
Address(es) of Real Estate: 7947 Arcadia, Morton Grove, Illinois 60053

DATED this 21st day of May 19 90

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

(SEAL) *[Signature]* (SEAL)  
Allan T. Ptashkin  
(SEAL) *[Signature]* (SEAL)  
Molly Ptashkin

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 Allan T. Ptashkin and Molly Ptashkin, his wife



personally known to me to be the same persons whose names are subscribed hereon to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their 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 21st day of May 19 90

Commission expires 19 *[Signature]* NOTARY PUBLIC

This instrument was prepared by Alan P. Sobel, 2801 Shannon Rd., Northbrook, Illinois 60062 (NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: **MARSHY H. LAPIDES**  
ATTORNEY AT LAW  
8301 DEWEY  
SKOKIE, ILL 60077  
(City, State and Zip)

Mr. & Mrs. Michael Winkler (Name)  
7947 Arcadia (Address)  
Morton Grove, Illinois 60053 (City, State and Zip)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
206.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
103.00  
REVENUE STAMP MAY-90

3882570

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N/330039

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JUN 22 AM 11:19  
CAROL PROCELEY BRAUN  
REGISTRAR OF TITLES

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

Husband Beryl

Wife \_\_\_\_\_  
3882570

Submitted by \_\_\_\_\_

Address \_\_\_\_\_

Deliver New certifi. to \_\_\_\_\_

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

Sig. Carl

I.T.L.

INDEPENDENT TITLE  
120 WEST MADISON  
CHICAGO, ILLINOIS 60604  
BOX 97

51232021

STAMP LADY  
MANNY M. LAPIDOS  
ATTORNEY AT LAW  
1201 DEMETER  
CHICAGO, ILLINOIS

MANNY M. LAPIDOS  
ATTORNEY AT LAW  
1201 DEMETER  
CHICAGO, ILLINOIS

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A. This Court has jurisdiction of the parties hereto and the subject matter hereof.

B. The Petitioner was a resident of the State of Illinois at the time the Petition for Dissolution of Marriage was commenced and has maintained a residence in the State of Illinois for ninety (90) days next preceding the making of these findings.

C. The parties were lawfully married on February 2, 1955, in Chicago, Illinois, and said marriage was registered in Cook County, Illinois.

D. Four (4) children were born of the parties as a result of their marriage, namely: PAMELA COATES, who is presently thirty-three (33) years of age; RAYMOND COATES, who is presently thirty-one (31) years of age; KENNETH COATES, who is presently twenty-eight (28) years of age; and YVONNE COATES, who is presently twenty-three (23) years of age; all of whom are emancipated, self-sustaining, and well-educated.

E. No children were adopted by the parties, and the Petitioner is not now pregnant.

F. The parties have lived separate and apart for a continuous period in excess of two (2) years, and irreconcilable differences have caused the irretrievable breakdown of the marriage, and efforts at reconciliation have failed, and future attempts at reconciliation would be impracticable and not in the best interests of the family.

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G. The parties have stipulated as follows:

1. The Petitioner has submitted a written market evaluation of the marital home, commonly known as 14204 Grace, Robbins, Illinois, which sets forth a fair market value of between FORTY THOUSAND (\$40,000.00) DOLLARS to FORTY-TWO THOUSAND (\$42,000.00) DOLLARS; and the Respondent has likewise submitted a written market evaluation indicating a fair market value of TWENTY-NINE THOUSAND NINE HUNDRED (\$29,900.00) DOLLARS.

2. The present day value of the Petitioner's pension plan with St. Francis Hospital is approximately TWENTY-THREE THOUSAND (\$23,000.00) DOLLARS, and the present day value of the Respondent's pension plan with Littelfuse Tracor, Inc. is approximately FIFTEEN THOUSAND (\$15,000.00) DOLLARS.

3. The parties did, on or about November 5, 1987, evenly divide TWENTY-THREE THOUSAND FOUR HUNDRED EIGHTY-NINE AND 12/100 (\$23,489.12) DOLLARS of insurance proceeds paid to the parties by State Farm Insurance Company as a result they each received ELEVEN THOUSAND SEVEN HUNDRED FORTY-FOUR AND 56/100 (\$11,744.56) DOLLARS.

4. The present mortgage balance due and owing on the marital home to the First National Bank of Chicago is approximately FIVE THOUSAND SIX HUNDRED (\$5,600.00) DOLLARS.

5. The parties each own an automobile which are comparable in value and considerably encumbered.

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6. State Farm Insurance Company is presently holding in escrow on behalf of the parties the sum of approximately ELEVEN THOUSAND FIVE HUNDRED (\$11,500.00) DOLLARS, which moneys represent payment of "additional living expenses" incurred by the Respondent following a destructive fire which occurred to the marital home on or about August 18, 1986.

7. The Petitioner contributed substantial services to the family unit and to the marital estate by her services as a homemaker.

8. The following assets constitute marital property, which property is assigned the following corresponding values:

a. the marital home has a current, fair market value of FORTY THOUSAND (\$40,000.00) DOLLARS, less the mortgage balance of FIVE THOUSAND SIX HUNDRED (\$5,600.00) DOLLARS, resulting in a net value of THIRTY-FOUR THOUSAND FOUR HUNDRED (\$34,400.00) DOLLARS;

b. the Petitioner's pension has a current value of TWENTY-THREE THOUSAND (\$23,000.00) DOLLARS, and the Respondent's pension has a current value of FIFTEEN THOUSAND (\$15,000.00) DOLLARS;

c. the insurance proceeds being held by State Farm Insurance Company of approximately ELEVEN THOUSAND FIVE HUNDRED (\$11,500.00) DOLLARS.

9. A fair, reasonable and equitable division of those marital assets considering, amongst other things, the length of the marriage of the parties, their work records and incomes, and

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the contribution of the Petitioner as a homemaker, would be a division by which each party receives fifty (50%) percent of said assets, which have a total approximate value of EIGHTY-THREE THOUSAND NINE HUNDRED (\$83,900.00) DOLLARS, as a result of which each party would receive assets worth approximately FORTY-ONE THOUSAND NINE HUNDRED FIFTY (\$41,950.00) DOLLARS.

WHEREFORE, on motion of the Court and the Court by virtue of the power and authority therein vested, and the statute in such case made and provided, IT IS ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. The parties are awarded a Judgment Of Dissolution Of Marriage, and the bonds of matrimony existing between the Petitioner, JUANITA E. COATES, and the Respondent, RAYMOND T. COATES, are hereby dissolved.

## MARITAL HOME AND CONSIDERATION

2. The Petitioner shall execute any and all documents, including a Quit Claim Deed, required to transfer to the Respondent all of her right, title and interest in and to the martial home, commonly known as 14204 Grace, Robbins, Illinois, which property is legally described as follows:

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which property shall become the sole and exclusive property of the Respondent.

3. The Respondent shall assume sole responsibility for payment and satisfaction of the first mortgage loan balance due and owing thereon to the First National Bank of Chicago of approximately FIVE THOUSAND SIX HUNDRED (\$5,600.00) DOLLARS; plus any and all costs of utilities, maintenance and repairs, and any other expenses incurred in the use, enjoyment and ownership of said premises.

4. The Respondent shall pay to the Petitioner the sum of SEVEN THOUSAND FOUR HUNDRED FIFTY (\$7,450.00) DOLLARS, which sum shall be paid in installments of no less than TWO HUNDRED (\$200.00) DOLLARS per month, all pursuant to an Order For Withholding.

This obligation shall constitute a lien against the said marital home pursuant to Section 703 of the Illinois Marriage And Dissolution Of Marriage Act, (Sec. 703, Ch. 40, Ill. Rev. Stat., 1987, as amended).

Said amount or any balance thereof may be prepaid in full or in part at any time or times without penalty.

In the event any payment or portion thereof is not made on a timely basis, then statutory interest shall accrue thereon until said payment is made.

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## STATE FARM INSURANCE PROCEEDS

5. The Petitioner shall receive as her sole and exclusive property, free and clear of any right, title or interest of the Respondent, the exact sum of ELEVEN THOUSAND FIVE HUNDRED TWENTY-THREE AND 29/100 (\$11,523.29) DOLLARS, which is presently being held in escrow by State Farm Insurance Company, and which moneys represent payment of "additional living expenses" received by the Respondent following a destructive fire which occurred to the marital home on or about August 18, 1986.

6. The Respondent shall receive as his sole and exclusive property, free and clear of any right, title or interest of the Petitioner, the exact sum of ONE THOUSAND THREE HUNDRED AND 05/100 (\$1,300.05) DOLLARS, which is presently being held in escrow by State Farm Insurance Company, and which moneys represent reimbursement for items of personalty of the Respondent which were removed from the marital home during commission of a burglary therein on or about August, 1988.

7. The parties shall do any and all things reasonably required to effectuate exchange of these moneys as herein provided; and the Petitioner shall prepare, execute and submit to State Farm Insurance Company an Affidavit providing, in essence, that she has no further interest in and to the said sum of ONE THOUSAND THREE HUNDRED AND 05/100 (\$1,300.05) DOLLARS, and that she is assigning any such interest therein to the Respondent.

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17001 ALBANY, UNIT 11-T-108, HAZEL CREST, ILLINOIS

8. The Petitioner shall receive and retain as her sole and exclusive property, free and clear of any right, title or interest of the Respondent, her condominium, which is commonly known as 17001 Albany, Unit 11-T-108, Hazel Crest, Illinois, and which is legally described as follows:

Unit 11-T-108 in the English Valley Condominium as delineated on a survey of the following described real estate:

Certain lots in Martha's Park and Martha's Park Addition, both being subdivisions of part of the West 1/2 of the Northwest 1/4 of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 25187929, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois;

which property shall become the sole and exclusive property of the Petitioner.

9. The Petitioner shall assume sole responsibility for payment and satisfaction of the first mortgage loan balance due and owing thereon to A.J. Smith Federal Savings and Loan Association of approximately THIRTY THOUSAND (\$30,000.00) DOLLARS; plus any and all costs of utilities, maintenance and repairs, and any other expenses incurred in the use, enjoyment and ownership of said unit.

PERSONAL PROPERTY

10. The Petitioner shall receive as her sole and exclusive property, free and clear of any right, title or interest of the

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Respondent, her 1986 Chrysler LeBaron, and she shall assume sole responsibility for payment of the loan balance due and owing thereon to Chrysler Credit Corporation. The Respondent shall do any and all things reasonably required to transfer any and all interest he may have therein to the Petitioner.

The Respondent shall receive as his sole and exclusive property, free and clear of any right, title or interest of the Petitioner, his 1987 Chrysler LeBaron, and he shall assume sole responsibility for payment of the loan balance due and owing thereon to Republic Savings And Loan Association.

11. The parties shall keep and retain as their sole and exclusive properties, free and clear of any right, title or interest of the other, all the clothing and other personal belongings presently held or possessed by each, and any and all other properties titled or registered in their respective names not hereinbefore specifically provided for.

## PENSION PLANS

12. The Petitioner shall receive as her sole and exclusive property, free and clear of any right, title or interest of the Respondent, her pension plan with St. Francis Hospital, whether vested or otherwise, which has a current, stipulated value of TWENTY-THREE THOUSAND (\$23,000.00) DOLLARS.

13. The Respondent shall receive as his sole and exclusive property, free and clear of any right, title or interest of the Petitioner, his pension plan with Littelfuse Tracor, Inc.,

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whether vested or otherwise, which has a current, stipulated value of FIFTEEN THOUSAND (\$15,000.00) DOLLARS.

## DEBTS AND OBLIGATIONS

14. The parties shall each be solely responsible for payment and satisfaction of his and her respective attorneys' fees and costs incurred in this proceeding.

15. The parties shall each be solely responsible for payment and satisfaction of any and all other debts and obligations incurred by each not hereinbefore specifically provided for.

16. The parties shall hold one another free, harmless and indemnified from any and all expenses of any type, including attorney's fees, arising out of their respective failures, for any reason, to pay the debts and obligations hereinbefore assumed.

## BAR OF MAINTENANCE, AND MISCELLANEOUS

17. Based further upon the division of assets as hereinbefore provided, the parties are herein barred against receiving maintenance (alimony) from the other, whether for past, present or future needs, and each party shall have no further claim against the other party for maintenance (alimony), and they shall be forever barred from asserting such claims.

18. Each of the parties agree that he or she will upon demand by the other, his or her heirs, executors or

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administrators, at any time hereafter, execute any and all instruments and documents as may be reasonably necessary to release his or her respective interests in any property, real or personal, belonging to the other, the intention being that the property provided for in this Agreement shall constitute complete adjustment of the property rights of the parties hereto.

19. This Court expressly retains and reserves jurisdiction over the subject matter of this cause and the parties hereto for the purpose of enforcing all the terms of this JUDGMENT OF DISSOLUTION OF MARRIAGE.

ENTER:

JUDGE

ENTERED	
OCT 17 1989	
D. CERVINI	196

APPROVED IN PART, AND OTHERWISE APPROVED AS TO FORM:

Juanita E. Coates  
JUANITA E. COATES, Petitioner

ERNEST L. GOWEN & ASSOCIATES, LTD.

By: Ernest L. Gowen  
ERNEST L. GOWEN, Attorney for Petitioner

Raymond T. Coates  
RAYMOND T. COATES, Respondent  
LAW OFFICES OF JEFFREY M. LEVING, LTD.

By: Jeffrey M. Johnston  
JEFFREY M. JOHNSTON, Attorney for Respondent

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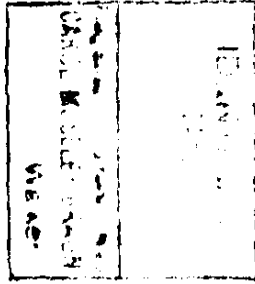
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ISSD MAY 22 AM 11: 13

CAROL MUSELEY BRAUN  
REGISTRAR OF TITLES



3882562  
2952883

Vincent J. Frank  
105 W. Madison #1008  
Chicago, IL 60602

Property of Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT

DATE 5-22-90

*Carol Museley Braun*

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS ORDER IS THE COMMAND OF THE CIRCUIT COURT AND VIOLATION THEREOF IS SUBJECT TO THE PENALTY OF THE LAW

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