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0010027130

MEMORANDUM OF AGREEMENT

0010027130

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2001-01-10 16:25:23

Cook County Recorder 23.50

The undersigned, Prairie State Properties Incorporated, an Illinois Corporation, as Buyer, and James A. Battista and Virginia Battista, as Seller, did enter into Articles of Agreement for Deed dated February 28, 2000, for the purchase and sale of the property commonly known as 1341 B-4 Monomoy Street, Aurora, Illinois 60506 and legally described on the attached Rider.

#

Permanent Index No. 15-17-401-107

Dated this 28th day of February, 2000.

BUYER:

Prairie State Properties Incorporated

By

Treasurer

SELLER:

James A. Battista

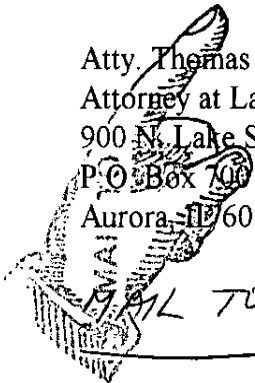
Virginia Battista

2
4

3009283

This instrument prepared by and return to:

Atty. Thomas J. Streit
Attorney at Law
900 N. Lake Street
P.O. Box 700
Aurora, IL 60507



Property Address:

1341 B-4 Monomoy Street
Aurora, IL 60506

Send subsequent tax bills to:

Prairie State Properties Incorporated
Attention: Ronald L. Jakious
31 West Downer Place
Aurora, IL 60506

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

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Network Commitment Form

0010027130

Schedule A

Commitment No.: 3009283

Effective Date: January 18, 2000

SOUTHWESTERLY LINE OF SAID LOTS 2, 3, AND 4, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 331.0 FEET, TO ITS INTERSECTION WITH A LINE WHICH IS 478.07 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE OF SAID SUBDIVISION) AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 8 OF SAID SUBDIVISION; THENCE NORTH 60 DEGREES 02 MINUTES EAST ALONG SAID PARALLEL LINE, 210.99 FEET; THENCE NORTH 29 DEGREES 58 MINUTES WEST, 132.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART OF SAID LOTS 6, 7 AND 8 (TAKEN AS A TRACT), DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 5, THENCE NORTH 29 DEGREES 58 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 302.24 FEET; THENCE SOUTH 60 DEGREES 02 MINUTES WEST, 99.06 FEET; THENCE NORTH 29 DEGREES 58 MINUTES WEST, 4.50 FEET; THENCE SOUTH 60 DEGREES 02 MINUTES WEST, 26.29 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES EAST, 76.38 FEET; THENCE SOUTH 51 DEGREES 17 MINUTES 16 SECONDS WEST, 136.54 FEET; THENCE SOUTH 60 DEGREES 02 MINUTES WEST, 43.24 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES EAST ALONG THE WESTERLY LINE OF SAID LOTS 7 AND 8, 209.60 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8, THENCE NORTH 60 DEGREES 02 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 8, TO THE POINT OF BEGINNING), IN KANE COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 27, 1965 AS DOCUMENT NO. 1060943; TOGETHER WITH 0.976% INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY); IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Issued by:

Dennis J. DaPrato
Attorney at Law
7507 W. Belmont Avenue
Chicago, IL 60634



Authorized Signatory