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2002-04-11 13:02:43
Cook County Recorder 25.50

OPTION CONTRACT
TO BUY REAL ESTATE



Recorder's Stamp

DATE - April 8, 2002

OWNERS - Marvin and Lorraine Suratos

BUYER - Omega Enterprises LLC

PROPERTY ADDRESS - 1806 W Touhy, Chicago IL 60626

PROPERTY PARCEL NUMBER - 11-30-420-051-0000

Owners give the Buyer the rights contained in the attachment

"OPTION TO BUY REAL ESTATE"
by and between Marvin and Lorraine Suratos and Omega Enterprises LLC.

Mail to
Omega Enterprises LLC
575 W Madison, # 4510
Chicago IL 60661

OPTION AGREEMENT by and between MARVIN AND LORRAINE SURATOS (OWNERS) and OMEGA ENTERPRISES LLC. (BUYER).

*** See attached Property description ***
Exhibit A

1. OWNER hereby states that for in consideration of buyer tendering cashiers check in the amount of \$16,567.54 and additional consideration for this option, shall be granted option to purchase property for \$95,000.00.
2. BUYER has the right to buy property after April 8, 2003 or sooner if the OWNER is late on mortgage payment of 30 days or more.
3. OWNER has the right to pay to the buyer the sum of \$ 22, 567.54 prior to April 8, 2003 , to cancel this option.
4. BUYER has the right to copy of mortgage statements from existing mortgage holders to verify payments.
5. OWNER may not allow for any encumbrances against the property, if so they will allow for immediate acceleration of this option.
6. This option will remain in effect until BUYER chooses to exercise, or OWNER makes full payment of \$22,567.54 to the BUYER.
7. BUYER will give written notice by certified mail if BUYER chooses to exercise the option.
8. Should the BUYER exercise the option the OWNER shall sign warranty deed and all closing sale documentation on a timely basis.
9. This option is binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.
10. OWNER cannot file a bankruptcy in order to divert this agreement , it is agreed that this agreement shall override any bankruptcy filing.

Signed this

X *Marvin Suratos*
Marvin Suratos (owner)

X *Lorraine Suratos*
Lorraine Suratos (owner)

(for Omega Enterprises LLC.)

OMEGA ENTERPRISES LLC
By *J. Hansen*



Marvin and Lorraine Suratos appeared before me Michelle J. Hansen 04-08-02

THE EAST 1/2 OF LOT 23 IN BLOCK 5 IN TOUHY'S ADDITION TO ROGERS PARK IN THE SOUTH EAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

1806 WEST TOUHY AVENUE
CHICAGO, IL 60626

TAX ID# 11-30-420-051

Property of Cook County Clerk's Office