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Cook County Recorder 28.50



**MEMORANDUM OF
ARTICLES OF AGREEMENT
FOR DEED**

The undersigned property owners/Articles of Agreement Sellers and the undersigned Articles of Agreement Purchasers, hereby state that Articles of Agreement for Deed dated JANUARY 21, 2003 exists between the parties for the property commonly known as 720 E. RAND ROAD, MOUNT PROSPECT, IL 60056.

PIN #: 03-34-374-014-0000

Date: JANUARY 21, 2003

SELLER:

Nick S. Ragona
Nick S. Ragona

Susan M. Ragona
Susan M. Ragona

BUYER:
CELAYA

Celaya, Inc

Armando Celaya
Armando Celaya
President

Attest:

Minerva A. Celaya
Minerva A. Celaya
Secretary

Armando Celaya
Armando Celaya, Individually

Minerva A. Celaya
Minerva Celaya, Individually
Minerva

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200 W. Jackson #1050
Chicago, IL 60606

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EXHIBIT A (cont'd)

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST, ALONG THE NORTH LINE OF LOT A, 28.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ON THE NORTHERLY LINE OF LOT A, 323.48 FEET; THENCE SOUTH 29 DEGREES, 49 MINUTES 11 SECONDS EAST, 237.42 FEET; THENCE NORTH 60 DEGREES, 10 MINUTES, 49 SECONDS EAST, 280.53 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT "A", 75.96 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ON THE SOUTH LINE OF LOT "A", 594.07 FEET; THENCE NORTHERLY, NORMAL TO SAID SOUTH LINE OF LOT "A", 120.00 FEET; THENCE NORTHEASTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT "A", 453.54 FEET TO THE EASTERLY LINE OF SAID LOT A; THENCE SOUTHEASTERLY ON THE SAID ELY LINE, 402.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ON THE SOUTH LINE OF LOT "A", 594.07 FEET TO THE POINT OF BEGINNING; THENCE NLY, NORMAL TO SAID SOUTH LINE OF LOT "A", 120.00 FEET; THENCE SOUTHWESTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT "A", 221.81 FEET TO SAID WESTERLY LINE; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE, 10.00 FEET TO THE SOUTHWEST CORNER OF LOT "A"; THENCE EAST ON THE SOUTH LINE OF LOT "A", 186.81 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT "A"; THENCE 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, ON AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT "A", 414.00 FEET TO A POINT; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 65.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 85.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 127.70 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 85.00 FEET; THENCE SOUTH 29 DEGREES, 59 MINUTES, 21 SECONDS EAST, 127.70 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

PARCEL 1:

LOT 1 IN KAMYSZ SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE CENTER LINE OF RAND ROAD (EXCEPT THE NORTH 100 FEET THEREOF AS MEASURED ON EAST LINE THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT "A" OF REZSES' ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1971 AS DOCUMENT 21674670 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS THROUGH, OVER ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS CONTAINED IN THE DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED OCTOBER 9, 1990 AS DOCUMENT 90492712.

LOT "A" IN REESE'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ALONG THE NORTH LINE OF LOT "A", 352.38 FEET; THENCE SOUTH 29 DEGREES, 49 MINUTES, 11 SECONDS EAST, 248.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES, 49 MINUTES, 11 SECONDS EAST, 182.59 FEET; THENCE SOUTH 10 DEGREES, 21 MINUTES 14 SECONDS EAST 36.99 FEET; THENCE SOUTH 30 DEGREES, 01 MINUTES, 55 SECONDS EAST, 180.27 FEET; THENCE SOUTH 50 DEGREES, 20 MINUTES, 5 SECONDS EAST 11.03 FEET; THENCE SOUTH 30 DEGREES, 05 MINUTES, 37 SECONDS EAST 69.10 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 244.64 FEET; THENCE NORTH 29 DEGREES, 00 MINUTES, 39 SECONDS EAST 40.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 461.33 FEET; THENCE SOUTH 60 DEGREES, 10 MINUTES, 49 SECONDS WEST 275.76 FEET TO THE POINT OF BEGINNING.