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AFTER RECORDING MAIL TO:

Prepared by
Mark V. Chester
Johnson and Colmar
300 South Wacker Driver, Suite 1000
Chicago, Illinois 60606
(312) 922-1980

113

RTC 17383

AGREEMENT



Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/13/2003 08:35 AM Pg: 1 of 4

It is hereby agreed by and between:

THE VILLAGE OF NORRIDGE

and

MALGORZATA and

DARLUSZ MALAZDRA, (hereinafter referred to as "Buyers") as follows:

1. That the following described real estate in the Village of Norridge, County of Cook, State of Illinois ("Village"):

(see, attached Exhibit containing the legal description of the property)

Permanent Index Number: 13-18-319-038-1028

Street Address: 6950 W. FOREST PRESERVE DR. UNIT 210

(the "Subject Property") is subject to a the regulations and ordinances of the Village.

2. Pursuant to an Real Estate Transfer Inspection conducted by the code enforcement personnel of the Village, certain deficiencies were identified in the Subject Property.

3. Under the Real Estate Transfer Ordinance of the Village, the Village may refuse to issue a transfer certificate if the deficiencies in the Inspection are not remedied by the Seller of the Subject Property prior to the transfer of the property to the Buyer.

4. They Buyer has indicated that it is in its best interest to close the transfer of the Subject Property and that the Buyer will assume the obligation to remedy the following code deficiencies as those specifically listed on the original Transfer Inspection Report dated 7/18/03.

Exception: Permits will be applied for within 30 days of signing this agreement or a citation will be issued. Once the work is completed inspections will be made on the permits and a proper transfer inspection will take place.

30-Day Agreement

DS 7/20/03

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5. The Village is willing to issue a real estate transfer certificate prior to the code deficiencies listed in paragraph four (4), above, being remedied, but only on the following conditions, which the Buyer hereby agrees to by virtue of signing below:

A. The Buyer will post a deposit of _____ which will be refunded only if the Subject Property has had all of the code deficiencies remedied and been reinspected within thirty (30) days of the execution of this Agreement. If the Subject Property has not passed a reinspection within thirty (30) days, the deposit will be forfeited to the Village in partial satisfaction of the penalty.

B. The Buyer agrees to pay a penalty of \$100 per day for each and every day during the period defined as beginning on the thirty first (31st) day after the execution of this Agreement and concluding with the day upon which the Subject Property is reinspected and the code deficiencies outlined herein are remedied.

C. All work done on the premises will be done according to code by licensed contractors and with the proper permits and bonds.

6. That this Agreement shall be recorded in the chain of title of this property, with the Cook County Recorder of Deeds.

7. Include the legal description of this property.

This form must be notarized.

Agreement dated: 08/06/03

Village of Norridge

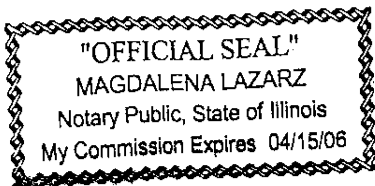
Buyer

By: Lee Ferroni
Its: Bldg. Dept. Coordinator

Darin M. [Signature]
Maryel M. [Signature]

Notary Information

By: Magdalena Jany
Its: _____



1 Description:

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UNIT NO. 210, IN NORRIDGE POINT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT "A" (EXCEPT THE NORTH 703 FEET THEREOF AND EXCEPT STREETS) IN VOLK BROTHERS FIRST ADDITION TO MONTROSE AND OAK PARK AVENUE SUBDIVISION IN THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE WEST 1548.80 FEET (EXCEPT THE NORTH 1430.40 FEET THEREOF) OF THE SOUTHWEST FRACTIONAL 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO DECLARATION OF CONDOMINIUM MADE BY RAY VENTURE, LTD., A CORPORATION OF ILLINOIS AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index No.: 13-18-319-038-1028

Property of Cook County Clerk's Office

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**CANTARELLI
& GALASEK**

Phone 773-237-3500
Fax 773-237-9898

LAW OFFICES

7550 W. BELMONT AVE.
CHICAGO, IL. 60634

Via Fax & Regular Mail
847-398-1226

August 6, 2003

Mr Ronald M. Lake
Republic Title
1941 Rohwing Rd
Rolling Meadows, IL 6008

RE: Mammana to Malazdra
6950 W. Forest Preserve Dr #210, Norridge, IL 60706

Mr Lake:

Enclosed please find a copy of the Agreement signed by the Malazdras and the Village of Norridge which should allow you to record the Deed and the Mortgage.

My client tells me that he has obtained the permits and the two (2) requirements of the Village of Norridge, to issue the Certificate of Inspection i.e. install GFIs and the copper tubing for the gas supply to the furnace will be completed within the next week to 10 days.

Best Regards


Pat Cantarelli

cc: clients + Att. Tony Lombardo via fax

Encl.

PC/ml

