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Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 08/26/2003 10:11 AM Pg: 1 of 3

RECORDING OF
REAL ESTATE
CONTRACT FOR
2846 South Homan
Chicago Il 60623

I, Anthony N. Panzica am the attorney for buyer Francisco Nevarez for the property located at 2846 S. Homan Chi Il 60623. The buyer Francisco Nevarez has a loan commitment. Loan was clear to close. Sellers side refuses to close . Buyer wants to close on the property The buyer relied on the sellers as being able to sign the contract to sell and buyer acted in good faith

Sellers are Saome Unzueta & Ramona Unzueta
Jaun M. Unzueta & Irma Barrrrera
Buyer is Francisco Nevarez

The property is 2846 South Homan Chi Il 60623
The p.i.n. is 16-26-419-043-0000
The legal is

Lot 19 in Homan Avenue Land Assocaition Subdivision , a subdivision in Section in Section 26, Township 39 north, range 13, east of the Third principal Meridian , in Cook County, Illinois

Anthony N. Panzica , attorney for the buyer Francisco Nevarez

Subscribed and sworn to before me this 25th day of August 2003

Notary Public



This instrument was prepared by

Anthony N. Panzica
3347 W. Irving Park Road
Chicago Il 60618

Mail to A. Panzica
3347 W. Irving Pk
Chicago Il 60618

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STANDARD RESIDENTIAL (1-4 UNIT) SALES CONTRACT

Date: June 14, 2009

1. BUYER(S) FRANCISCO X NENHSEZ
2. SELLER(S) LINDSEY DE MESSER
3. PROPERTY ADDRESS 2876 South Harvard
4. CITY CHICAGO STATE ILL ZIP 60623

Buyer shall provide the legal description and permit number of a title block... Seller shall provide the legal description and permit number of a title block...

2. EARNEST MONEY AND TIME LIMITATION: Buyer shall pay the earnest money in the amount of \$5K... The earnest money shall be held by Listing Company...

3. THE CLOSING DATE: Closing shall be on 06/22/09... The closing shall be held at the office of the Seller...

4. POSSESSION: Buyer is to occupy the premises... Seller is to vacate the premises on the closing date...

5. THE DEED: Seller shall convey to Buyer a deed... The deed shall be subject to the existing mortgage...

6. FINANCING CONDITIONS: The Contract is subject to the condition that... Buyer shall secure a mortgage loan...

7. BROKERAGE: Brokerage fee shall be paid by the Seller... The fee is 6% of the sales price...

8. OTHER AGENTS, TERMS AND CONDITIONS: The Contract is subject to the terms and conditions set forth in the Addendum...

9. PROVISIONS: The Seller shall be bound by the provisions of the Seller's Disclosure Statement...

10. DUAL AGENCY CONFIRMATION OF CONSENT: The undersigned confirm that they have read and understand the Dual Agency Confirmation...

THIS CONTRACT IS PROVIDED AS A COURTESY BY THE WEBSTER-DUNHAM BOARD OF REALTORS... THE PARTIES ARE CERTAINTY THAT THIS IS A LEGALLY BINDING CONTRACT...

DATE OF CONTRACT ACCEPTANCE: 06/14/09
Buyer's Name: FRANCISCO X NENHSEZ
Seller's Name: LINDSEY DE MESSER
Buyer's Address: 2876 South Harvard, Chicago, IL 60623
Seller's Address: 2876 South Harvard, Chicago, IL 60623

Webster-Dunham Office

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MORTGAGE LOAN COMMITMENT

Applicants: FRANCISCO NEVAREZ

Lender: *Genesis Mortgage Corp.*

Property Address: 2846 S. HOMAN AVE
CHICAGO, IL 60623

Application No.: NEVPURCHASE

Date Prepared:

It is a pleasure to notify you that your application for a first mortgage loan has been approved subject to the following matters set forth below. See Good Faith Estimate of Settlement Charges for any related closing costs.

AMOUNT, TERMS AND FEES			
Amount of Loan: \$	130,050	Contract Interest Rate	7.400 %
Term: Due In	360/360	Commitment Expires	CLTV: 90.000 %
LTV: 90.000 %			
REPAYMENT TERMS			

EVIDENCE OF TITLE

The following Evidence of Title is to be provided to the Lender and must indicate no liens, encumbrances, or any adverse covenants or conditions to title unless approved by Lender. The Evidence of Title must be issued from a firm or source, and in a form, acceptable to Lender.

Borrower will be charged for the cost of providing such title and the cost of recording documents, all of which will be ordered by Lender unless requested otherwise.

ADDITIONAL REQUIRED ITEMS OR CONDITIONS

~~✱ CLEAR TO CLOSE ✱~~

SEE NEXT PAGE INSTRUCTIONS

The Continuation of Commitment Conditions is made a part of this Commitment. Please sign and return Lender's COPY of this Commitment, along with any required fee and items requested, to the lender at the above address following address, within _____ days of date hereof, or at the option of Lender, this commitment shall become null and void.

I (WE) hereby accept the terms and Conditions of this Commitment.

COMMITMENT ISSUED BY: _____ ADDRESS: _____
Alma Sanchez _____
 Authorized Signature Date

Applicant FRANCISCO NEVAREZ Date Applicant _____ Date

Applicant _____ Date Applicant _____ Date