

UNOFFICIAL COPY

This Instrument Prepared By:

Maria Fila
2656 N. Newcastle
Chicago, IL 60707



Doc#: 0333549009
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/01/2003 12:56 PM Pg: 1 of 2

After Recording Mail to:

Maria Fila
2656 N. Newcastle
Chicago, IL 60707

MEMORANDUM OF AGREEMENT

Reference is hereby made to that certain RESIDENTIAL REAL ESTATE CONTRACT dated OCTOBER 17, 2003, and entered into by and between Wojciech Reniszewski ("SELLER") and Maria Fila (Buyer) relative to the property commonly known as 1515 Revere Circle, Schaumburg, IL, and legally described as:

Legal Description:

THAT PART OF LOT 9012 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE THEREOF, 20.26 FEET NORTHEASTERLY, AS MEASURED ALONG SAID NORTHWESTERLY LINE OF THE MOST NORTHWESTERLY CORNER THEREOF TO A POINT IN THE SOUTH LINE THEREOF 75.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN WEATHERSFIELD UNIT 9, BEING A SUBDIVISION OF NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N #: 07-20-402-074

Any future Purchaser, successor, assign or lender should be made aware of said agreement

OCT-20-2003 10:26 FROM: SCHARPINGTON SQUARE 8479655011



RESIDENTIAL REAL ESTATE CONTRACT (PAGE 1 OF 4)

1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties."

Buyer(s) MARIA FILA (Please Print)

Seller(s) OWNER OF RECORD (Please Print)

2. THE REAL ESTATE: Real Estate shall be defined to include the real estate and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated transferee, the Real Estate with the approximate lot size or acreage of

commonly known as: 515 REVERE CIRCLE Address

City SCHAUMBURG

IL 60193 Zip

County COOK

Unit # (If applicable)

Permanent Index Number(s) of Real Estate

3. EXISTING AND PERSONAL PROPERTY: All of the fixtures and personal property stated herein are owned by Seller and to Seller's knowledge are in operating condition at possession, except:
- All Tacked Down Carpeting
 - Refrigerator
 - Oven/Range/Stove
 - Microwave
 - Dishwasher
 - Garage Disposal
 - Trash Compactor
 - Washer
 - Dryer
 - Satellite dish and system
 - All Window Treatments & Hardware
 - Built-in or Attached Shelving
 - Smoke Detector(s)
 - Ceiling Fan(s)
 - TV Antenna System
 - Window Air Conditioner(s)
 - All Planted Vegetation
 - In-vitro Fecund system
 - Fireplace Screen(s)/Door(s)/Grate(s)
 - Staircase
 - Sump Pump(s)
 - Security System(s)
 - Intercom System
 - Central Vac & Equipment
 - Electronic Garage Door Opener(s)
 - Transmitter(s)
 - Home Warranty
 - Central Air Conditioning
 - Electronic or Media Air Filter
 - Central Humidifier
 - Sump Pump(s)
 - Water Softener (new/old)
 - Outdoor Shed
 - Attached Gas Grill
 - Light fixtures, if they exist

Other Items Included:

Items NOT Included:

Seller warrants to Buyer that all fixtures, systems and personal property included in this Contract are in operating condition at possession, except:

condition of if per... be the function for which it is intended, regardless of age, and does not constitute a warranty to health or safety.

4. PURCHASE PRICE: Purchase price of \$ 299,500 (Two hundred ninety nine thousand 500/100) by Cash, or (cash due on 10/16/23) upon acceptance shall be paid as follows:

Initial earnest money of \$ 5000 (Five thousand) shall be paid at closing by wire transfer of funds to the earnest money company.

5. ESCROW: In trust for the mutual benefit of the Parties, the balance of the Purchase Price, as guaranteed by all earnest money, shall be held as follows:

certified, cashier's, mortgage lender's or title company's check (provided that the title company's check is guaranteed by the title insurance company) to be deposited to a trust account.

6. ACCEPTANCE: Buyer shall inspect the Real Estate and this offer shall be void if not accepted on or before 10/16/23 (Type) noon.

7. MORTGAGE CONTINGENCY: This Contract is contingent upon Buyer obtaining an unconditional written mortgage commitment (except for matters of title and survey) for the purchase of the Real Estate.

8. LOAN OFFER: If the lender's offer is not acceptable to Buyer, Buyer shall notify Seller in writing within 10 business days of the date of the loan offer. If the lender's offer is acceptable to Buyer, Buyer shall pay the loan origination fee and/or discount points of 3.00 (three) percent of the loan amount, amortized over not less than 30 years. Buyer shall pay loan origination fee and/or discount points of 3.00 (three) percent of the loan amount, amortized over not less than 30 years. Buyer shall pay loan origination fee and/or discount points of 3.00 (three) percent of the loan amount, amortized over not less than 30 years. Buyer shall pay loan origination fee and/or discount points of 3.00 (three) percent of the loan amount, amortized over not less than 30 years.

9. APPLICATION: Buyer shall pay the cost of application, usual and customary processing fees and closing costs charged by lender. If FHA/VA, buyer shall pay the cost of application, usual and customary processing fees and closing costs charged by lender.

10. DEFAULT: If Buyer, having applied for the loan specified above, fails to obtain a loan commitment and serves written notice to Seller within the time specified, this Contract shall be null and void and earnest money refunded to Buyer, in which event the Buyer shall not be held liable for any of the provisions of this Contract. FAILURE TO DO SO SHALL CONSTITUTE AN ACT OF DEFAULT UNDER THIS CONTRACT.

11. CONTINGENCY: BUYER SHALL NOT BE CONTINGENT UPON THE SALE AND/OR CLOSING OF EXISTING REAL ESTATE AND EFFECT, UNLESS OTHERWISE PROVIDED HEREIN. THIS CONTRACT SHALL NOT BE CONTINGENT UPON THE PURPOSE OF THIS PARAGRAPH IF FEELER AT SELLER'S BUYER'S EXISTING REAL ESTATE. A CONDITION IN THE MORTGAGE COMMITMENT REQUIRING SALE AND/OR CLOSING OF EXISTING REAL ESTATE SHALL NOT RENDER THE MORTGAGE COMMITMENT, CONDITIONAL FOR BUYER SUCH COMMITMENT OR NOTICE OF OPTION AND EXPENSE, WITHIN THIRTY (30) DAYS AFTER BUYER'S NOTICE, PROCURES FOR BUYER SUCH COMMITMENT OR NOTICE OF FORFEIT AND EFFECT. IN SUCH EVENT, SELLER SHALL NOTIFY BUYER WITHIN FIVE (5) BUSINESS DAYS AFTER BUYER'S NOTICE OF SELLER'S ELECTION TO PROVIDE OR OBTAIN SUCH FINANCING, AND BUYER SHALL FURNISH TO SELLER OR LENDER ALL REQUESTED INFORMATION AND SHALL SIGN ALL PAPERS NECESSARY TO OBTAIN THE MORTGAGE COMMITMENT AND TO CLOSE THE LOAN.

12. CLOSING: Closing or escrow payout shall be on 11/15/23 at such time as mutually agreed upon, by the Parties, in writing. Thereafter, the Real Estate shall be closed as the title company escrow office situated photographically nearest the Real Estate, or as shall be agreed mutually by the Parties.

13. POSSESSION: Possession shall be deemed to have been delivered when Seller has vacated, removed and delivered keys in presence to Buyer or a Listing Office.

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THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED

10/15/23
 Date of Acceptance
 Buyer Signature: Maria Fila
 Buyer Signature: MARIA FILA
 Print Name (Last, First, Middle Initial): MARIA FILA
 Address: 3026 N. NEWCASTLE AVE.
 City: CHICAGO State: IL Zip: 60707
 Phone Number(s): 773-745-1074

10/17/23
 DATE OF ACCEPTANCE
 Seller Signature: [Signature]
 Seller Signature: AN SCIECH
 Print Seller's Name: AN SCIECH
 Address: 515 REVERE CIRCLE
 City: SCHAUMBURG State: IL Zip: 60193
 Phone Number(s):
 Email:

847-466 2136

MAGNET REALTY 14322
 BOBTA PONIKIERSKA 102549
 217 N. NORTHMEAD WAY #203 CHICAGO, IL 60631
 773 774 6900 773 774 6901
 BOB DEBIASE
 5536 N. MONTRIEU AVE. CHICAGO, IL 60641
 773 685-1150 773 2836063
 CANEMART FINANCIAL SERVICES, INC.
 773 205 2223
 773 205 0160 +07

DEWAY CITY PRODUCTIONS
 STEVE LAD 'BOB' POE'S
 6800 GO. BELMONT...
 773-205-8100, 773-545-2100
 CHRISTOPHER KOZIOL
 8060 N. HILWAUFE
 773-792-9181, 773-777-9185