

# UNOFFICIAL COPY

## MEMORANDUM OF CONTRACT FOR SALE OF REAL ESTATE



Doc#: 0414519141  
Eugene "Gene" Moore Fee: \$38.50  
Cook County Recorder of Deeds  
Date: 05/24/2004 03:23 PM Pg: 1 of 8

Mail to:

Gregory K. Stern, Esq.  
53 West Jackson Boulevard, Suite 1442  
Chicago, Illinois. 60604

Notice is hereby given that on August 23, 2003, a Contract for Sale of Real Estate was entered into between Redeeming Ministries, as Seller, and Neal A. Creighton as Buyer, for purchase and sale of the following real estate located in Chicago, Cook County, Illinois a true and exact copy of which is attached hereto to this MEMORANDUM OF CONTRACT:

Legal Description: See attached

P.I. No. 20-23-402-004-0000

P.I. No. 20-23-402-005-0000

P.I. No. 20-23-402-016-0000

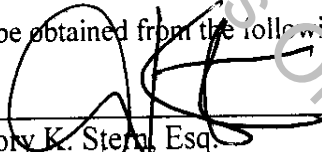
P.I. No. 20-23-402-018-0000

P.I. No. 20-23-402-019-0000

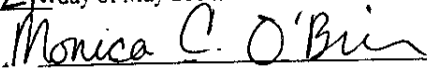
P.I. No. 20-23-402-020-0000

Commonly Known as: 1409-47 East 67<sup>th</sup> Street, Chicago, Illinois 60637

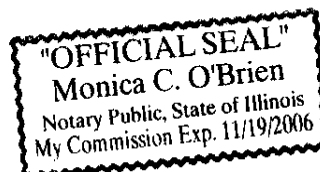
All information pertaining to the Contract can be obtained from the following attorney for Buyers at the following address:

  
\_\_\_\_\_  
Gregory K. Stern, Esq.  
53 West Jackson Boulevard, Suite 1442  
Chicago, Illinois. 60604  
May 24, 2004

SUBSCRIBED and SWORN to before me this  
24<sup>th</sup> day of May 2004.

  
\_\_\_\_\_  
Notary Public

Prepared by:  
Gregory K. Stern, Esq.  
53 West Jackson Boulevard Suite 1442  
Chicago, Illinois. 60604



CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008188332 D2

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

LOTS 20, 21, 22 AND 23 IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 256 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOTS 16, 17, 18 AND 19 (EXCEPT THE EAST 0.02 FEET OF LOT 16) IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 256 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

LOTS 14, 15 AND THE EAST 0.02 FEET OF LOT 16 IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 256 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

LOTS 9, 10, 11, 12 AND 13 IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 256 FEET THEREOF) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

LOTS 3, 4, 5, 6, 7 AND 8 IN BLOCK 4 OF THE BASS' SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE EAST 256 FEET THEREOF) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



# UNOFFICIAL COPY

## COLDWELL BANKER COMMERCIAL REAL ESTATE CONTRACT

WHEN EXECUTED BY ALL PARTIES THIS WILL BECOME A LEGALLY BINDING AND ENFORCEABLE CONTRACT

DATE: 8-23-03

Chicago, IL

- TO: (Seller) Owner of Record
- OFFER OF BUYER: (Waiver) (Buyer) offer to purchase the real estate known as: 1929, 1435 and 1447 E. 67th Street, Chicago, Cook, Illinois 60637 and 1409-11 E. 67th St, Chicago, Cook, Illinois 60637
- City Chicago County Cook State IL Zip 60637
- Legally described on Exhibit A, if any. Lot size approximately 325X115 (see attached) and 150X11 (see attached)
- Together with improvements thereon.

- INCLUSIONS: The following shall be included: personal property, if any, located on the real estate of the date hereof, for which a bill of sale will be given: None
- creens, storm windows and doors; shades, window blinds; drapery rods; radiator covers; attached TV antennas; heating, central cooling, ventilation; lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and bookcases; awnings; porch shades; garden irrigation; garage door openers and transmitters; attached fireplace screens, smoke detectors; as well as the following specific items: None
- Vacant Land

- EXCLUSIONS: The following shall be excluded: None
1. PRICE: Purchase Price: \$1750,000.00 Initial earnest money \$ 10,000.00 in the form of a check dated 8-23-03 upon acceptance of this offer, said check shall be properly endorsed by payee and deposited by the party designated in Paragraph 7. Said initial earnest money shall be returned, and this offer shall be void if not accepted on or before 5 Days
2. FINANCING: This contract is contingent upon the ability of Buyer to secure within 60 days of Seller's acceptance, a commitment for a loan evidenced by a note to be secured by a mortgage or trust deed on the real estate in the amount of \$1740,000.00 or such lesser amount as Buyer shall accept, with a fixed interest rate not to exceed CMR %, said loan to be amortized over a minimum of 15 years, with a loan service charge not to exceed CMR %

- If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Buyer shall notify Seller in writing within the time specified in this Paragraph. IF SELLER IS NOT SO NOTIFIED WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE COMMITMENT ACTUALLY OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 10 days of receipt of such notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms as the mortgage loan contemplated herein with such other material terms and conditions for comparable loans established by any lending institution with a principal office in the Chicago metropolitan area having assets of at least one billion dollars. If Seller is so notified, Buyer agrees to furnish to Seller all requested credit and financial information and to sign customary papers relating to the application for securing of a mortgage commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this contract shall be null and void and the earnest money shall be returned to Buyer.
3. PAYMENT METHODS: The Purchase Price shall be paid, subject to prorations, all in cash, by cashier's check or certified check at closing.
4. CLOSING: (a) Closing or escrow payment shall be on November 26, 2003 provided title conforms with this contract or has been accepted by Buyer, by conveyance by stamped recordable warranty deed with release of Homestead Rights (or other appropriate deed if title is in trust or in an estate) and payment of purchase price.

- (b) Title shall be conveyed by this contract subject only to: General taxes for year 01 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements. If any, existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any, as described in Paragraph 2 above; acts done or suffered by or through the Buyer.
- (c) This sale shall be closed at office of Buyer's mortgage lender, if none, at office of listing broker, or as specified below:

- (Name) Title company (Address) mutually agreed upon location
- or, at request of either party, in escrow with the title company issuing the title commitment by deed and money escrow; fee to be divided between Seller and Buyer.
- (d) Seller and/or Buyer will pay their respective broker's commission as provided in their respective representation agreement or contract.

5. PRORATIONS: Real Estate taxes, (based on 105 % of most recent ascertainable taxes); assignable insurance policies; if requested by Buyer; rents, if any; water taxes and other proratable items including flood hazard insurance shall be prorated to date of possession. Parties hereto agree to prorate when 2002 real estate tax bill is available.
6. POSSESSION: Possession shall be delivered on at closing
7. EARNEST MONEY: Earnest money and this contract shall be held by Coldwell Banker for the benefit of the parties hereto. Buyer agrees that said earnest money is to be held in a federally insured money market deposit account at a banking institution designated by the Listing Broker. All interest earned on the earnest money is to accrue to Buyer and is to be paid to Buyer at the time of closing or upon termination of this contract.

8. ATTORNEY APPROVAL: This contract is contingent upon approval by the attorneys for Buyer and Seller within 15 bus. days after Seller's acceptance of this contract. Notices shall be given pursuant to Paragraph 15 on the reverse side hereof.
9. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT: This contract is contingent upon approval by Buyer of the condition of the real estate as evidenced by an inspection/environmental site assessment conducted at Buyer's expense and by a company selected by Buyer, within 20 business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the real estate caused by the acts or negligence of Buyer of the person performing such inspection. Notices shall be given pursuant to Paragraph 15 on the reverse side hereof.

10. DISCLOSURE: Seller shall provide to the Buyer all information relevant to the condition, use and operation of the subject property available to Seller. Seller shall prepare, deliver to Buyer, and record, if appropriate, all documentation for the subject property in accordance with the Illinois Residential Property Transfer Act, or similar laws of any jurisdiction in which the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site assessment buyer or Buyer's lender deems necessary or appropriate.
11. SELLER REPRESENTATION: Notwithstanding anything to the contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and plumbing fixtures and systems on the real estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will be so at the time of closing.

- Seller represents that there are not now, nor have there been, any underground storage tanks located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for None known. The Property has not been cited for a violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "one fund" area, except for

12. LEASES: The contract may provide that: (A) Seller will not enter into or extend any leases with respect to the subject property from and after the date Seller signs this contract without the express prior written consent of Buyer; and (B) All security deposits, damage deposits, or other deposits in the possession of Seller, including interest earned, if applicable, shall be assigned to Buyer at the time of closing.

The terms of the Rider(s) consisting of 3 pages attached hereto is made a part hereof.

76. BUYER'S NAME (Type or Print): Neal A. Creighton or assigns

77. BUYER Neal A. Creighton Address 3017 W. Lyndale

78. BUYER Neal A. Creighton City Chicago State IL Zip 60647

79. ACCEPTANCE OF OFFER BY SELLER

80. This day of Sept. 16 year 2003 at 6:00 P.M., we accept this offer and agree to perform and convey according to the terms of this contract.

REDEEMING MINISTRIES by: Paul A. Southerland FEIN: 36-3851161

81. SELLER'S NAME (Type or Print): Paul A. Southerland

82. SELLER Paul A. Southerland Address 1411 E. 67th St.

83. SELLER Paul A. Southerland City Chicago State IL Zip 60637

THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF ARE AN INTEGRAL PART OF THIS CONTRACT.

# UNOFFICIAL COPY

84. **13. TITLE COMMITMENT:** (a) Seller shall deliver or cause to be delivered to Buyer or Buyer's agent, not less than five days prior to the time of closing, 85. a title commitment for an owner's title insurance policy issued by a title insurance company licensed to do business in the State of Illinois, in the amount 86. of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (1) the conditions 87. and stipulations and standard or general exceptions contained in the owner's policy issued by that company, (2) the title exceptions set forth above, in 88. Paragraph 4 (a) & (b), and (3) title exceptions which may be removed by the payment of money at the time of closing and within the Seller may so re- 89. move at that time by using the funds to be paid upon the delivery of the deed. Delay in delivery by Seller of Commitment for Title Insurance due to delay 90. by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this paragraph. Any title commitment furnished by the Sell- 91. er hereunder shall be conclusive evidence of good title as therein shown, subject only to exceptions as therein stated. As to all or any part of said real 92. estate which, on the date of this contract, was registered in the Office of the Registrar of Titles, the Seller shall (1) tender the title commitment 93. herein required, (2) deliver the Owner's duplicate certificate of title at closing, and (3) timely file all notices and take all necessary steps to assure 94. the deregistration of the real estate and recording of the deed at closing.
95. (b) If the title commitment discloses exceptions relating to title other than those referred to in this Paragraph, Seller shall have 30 days from the 96. date of the delivery to Buyer thereof to have these exceptions removed from the commitment. If Seller fails to have those exceptions removed within 97. such time, Buyer may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it 98. then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Buyer does not so elect, this con- 99. tract shall become null and void without further action of the parties and the earnest money shall be returned to the Buyer.
100. **14. DEFAULT: IF THE BUYER DEFAULTS, EARNEST MONEY SHALL BE FORFEITED AND APPLIED TO PAYMENT OF BROKER'S**  
101. **COMMISSION AND ANY EXPENSES INCURRED, AND BALANCE PAID TO SELLER. AT SELLER'S ELECTION, SUCH**  
102. **FORFEITURE MAY BE IN FULL SETTLEMENT OF ALL DAMAGES, IF SELLER DEFAULTS, EARNEST MONEY, AT OPTION OF**  
103. **BUYER, SHALL BE REFUNDED TO BUYER, BUT SUCH REFUNDING SHALL NOT RELEASE SELLER FROM ITS OBLIGATIONS**  
104. **UNDER THIS CONTRACT. IN THE EVENT OF A DISPUTE AS TO WHO IS ENTITLED TO THE EARNEST MONEY, THE ESCROWEE**  
105. **MAY DEPOSIT THE ESCROW FUNDS WITH THE CLERK OF THE CIRCUIT COURT. THE PARTIES AGREE TO INDEMNIFY AND**  
106. **HOLD THE ESCROWEER HARMLESS FROM ANY AND ALL CLAIMS AND DEMANDS, INCLUDING THE PAYMENT OF**  
107. **REASONABLE ATTORNEY'S FEES, COSTS AND EXPENSES ARISING OUT OF SUCH CLAIMS AND DEMAND, SAID AMOUNTS**  
108. **TO BE BORNE EQUALLY BY BOTH SELLER AND BUYER.**
109. **15. NOTICE:** All notices or other communications which may be required or made under the terms of this contract shall be in writing and shall be made 110. to the parties hereto at the addresses which appear after their names, or at such address or to such person as each may be written notice to the other 111. designate, by personal delivery, certified or registered mail, or by facsimile transmission. In case of mailing, such notice shall be deemed to be given as 112. of the date notice is placed in the United States mail, postage paid.
113. For the purposes of Paragraphs 8 and 9 of this contract, if written notice of disapproval is given within the time period specified, this contract shall 114. be null and void and the earnest money shall be returned to Buyer. Notice of disapproval may be given by either party hereto or by their respective attor- 115. neys. If written notice of disapproval is NOT given within the time period specified, this contingency shall be deemed waived and the contract shall re- 116. main in full force and effect.
117. **16. GENERAL CONDITIONS:** (a) If prior to closing, improvements on the real estate are destroyed or materially damaged by fire or other casualty, this 118. contract at option of Buyer shall become null and void or Buyer may elect to take any assignment of Seller's insurance proceeds.
119. (b) Prior to closing, Seller shall furnish at Seller's expense a survey dated not more than 6 months prior to contract acceptance by a licensed land 120. surveyor showing the location of the improvements thereon (including fences separating the real estate from adjoining properties and showing all en- 121. croachments, if any. If the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protec- 122. tion for the benefit of Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be 123. null and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear 124. the cost of any later date survey which may be required by Buyer's mortgagee or desired by Buyer.
125. (c) Existing mortgage and lien indebtedness may be paid out of sale proceeds. Buyer may place a mortgage on the real estate and apply proceeds 126. on purchase.
127. (d) All of the items of personal property shall be transferred to Buyer by delivery at closing of a customary Bill of Sale without warranty of merchant- 128. ability or fitness for particular purpose. Seller also shall furnish Buyer an Affidavit of Title covering the time of closing, subject only to the title exceptions 129. permitted by this contract and shall sign customary ALTA forms.
130. (e) Buyer acknowledges for the benefit of Seller and for the benefit of the other parties that Buyer has had complete access to the real estate, its im- 131. provements and included personal property, as well as the public records related to the property, and is satisfied as to the physical and other condition 132. of the real estate, improvements and included personal property.
133. (f) Seller shall remove all debts from the real estate and improvements by date of possession. Buyer shall have the right to inspect the real estate 134. and improvements during the 48-hour period immediately prior to closing to verify that the real estate, improvements and included personal property are 135. in substantially the same condition, as of the date of Seller's acceptance of this contract, normal wear and tear excepted.
136. (g) The Seller warrants that neither Seller nor Seller's agent has received notice of any building code violation which exists on the date of this 137. contract from any city, village, or other governmental authority.
138. (h) Seller and Buyer shall execute all documents and provide all information so that any Federal Lender can issue its commitment and close the 139. transaction.
140. (i) Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the municipality in which the 141. real estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer taxes required by local ordinance 142. shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.
143. (j) Any facsimile transmission of any documents relating to this contract shall be considered to have the same legal effect as the original document 144. and shall be treated in all manner and respects as the original document.
145. (k) Purchaser shall furnish flood insurance required by lender and shall pay any usual and customary processing costs or charges required by 146. lender.
147. (l) Time is of the essence, provided that Seller and Buyer may change any date or time limit set forth herein by a written agreement executed by 148. Seller and Buyer or their authorized agents.
149. (m) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 150. and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions 151. necessary in order that Buyer shall have no liability, either actual or potential under the Act.
152. (n) Seller agrees to provide the Internal Revenue Service with the Sale of Real Estate 1099 form as required by law.
153. (o) Captions are not intended to limit the terms contained after said caption and are not part of the contract.
154. (p) Seller agrees to cooperate with Buyer's 1031 Exchange, if any, and shall execute all documents with respect thereto at Buyer's expense.

UNOFFICIAL COPY

15 lots  
25X15

Exhibit A  
Page of 3

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

PROFESSIONALS ASSOCIATED SURVEY, INC.  
Property - Alta - Topo - Condo - Mortgage Survey

TEL: (847) 675-3000  
FAX: (847) 675-2167

# PLAT OF SURVEY

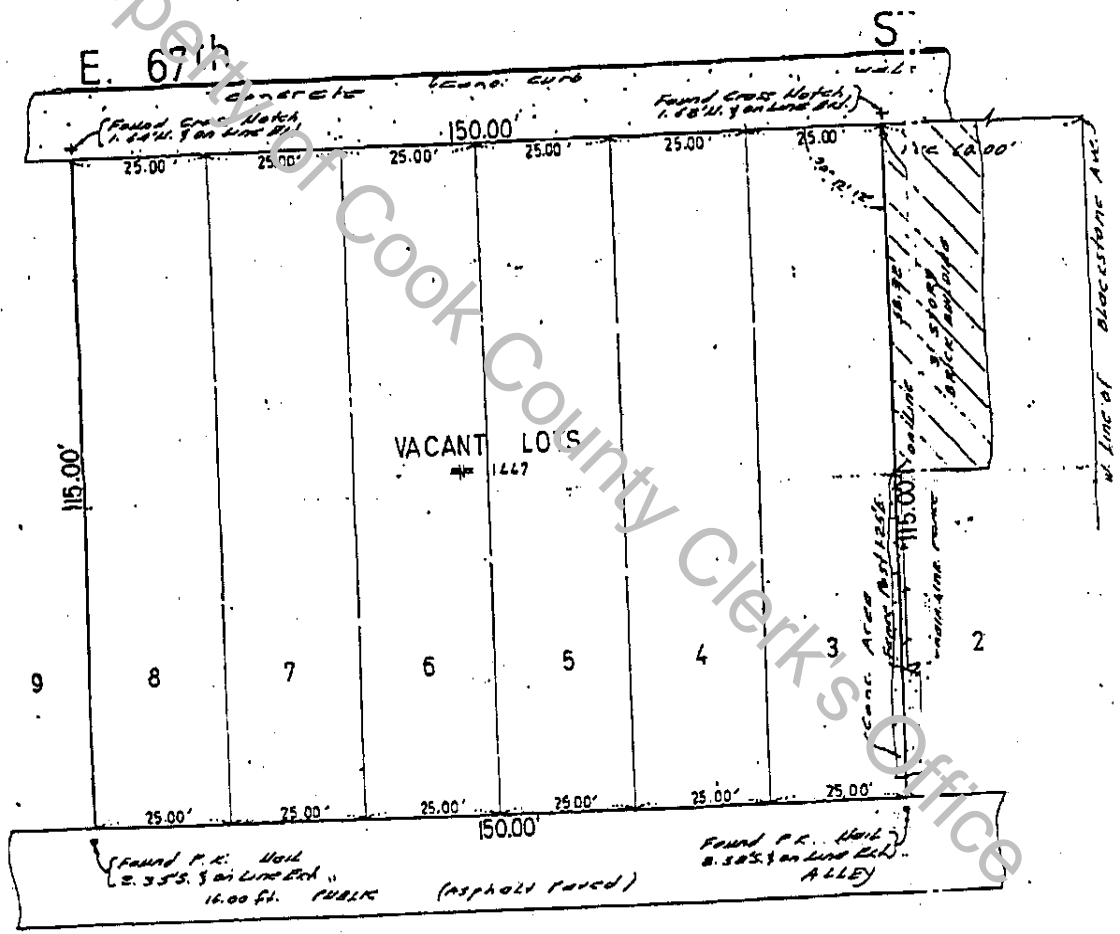
PAGE: 2 OF 4

OF



LOTS 3, 4, 5, 6, 7 AND 8 IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (ED 2 1/2 FT) THE EAST 256.00 FEET (THIRDS) OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 1447 EAST 67<sup>TH</sup> STREET, CHICAGO, ILLINOIS.

2023402-005-0000 Parcel 1



( ) CHECK ( ) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE PLAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE ORDER.  
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 00-58192  
Scale: 1 inch = 20 ft.  
Date: AUGUST 24, 2000  
Ordered by: David L. Goldstein  
Attorney at Law



BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE RECORDED IN THE MAPS, OTHERWISE REFER TO TOWNSEND OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SANG AND AT ONCE REPORT ANY DIFFERENCES.

State of Illinois  
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, belief and on our own or through the aid of our assistants, the plat is a true and correct representation of the survey.

Wayne W. Donofrio  
PROFESSIONAL LAND SURVEYOR

# UNOFFICIAL COPY

Exhibit A  
Page 3 of 3

PROFESSIONALS ASSOCIATED SURVEY, INC.  
Property - Alta - Topo - Condo - Mortgage Survey

TEL: (847) 675-3000  
FAX: (847) 675-2167

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

## PLAT OF SURVEY

OF

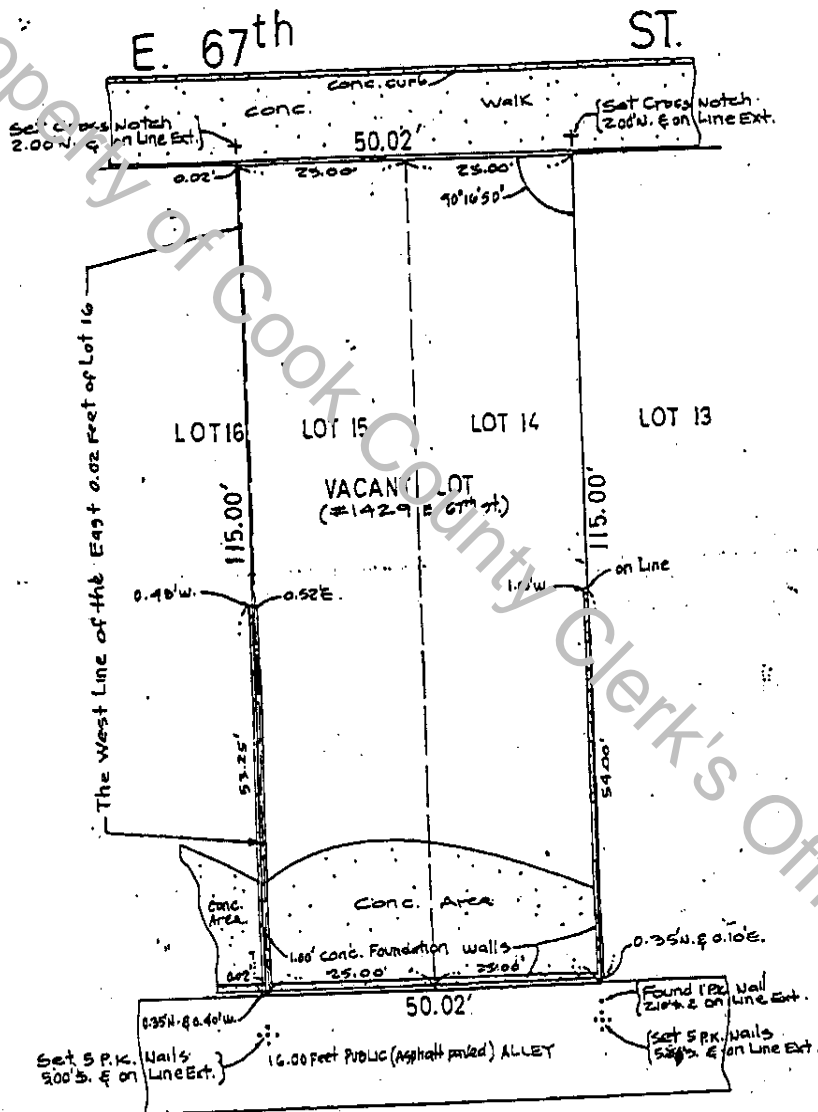
PAGE 4 OF 4



LOT 14, 15 AND THE EAST 0.02 FEET OF LOT 16 IN BLOCK 4 IN BASS SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 256.00 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1429 EAST 67<sup>th</sup> STREET, CHICAGO, ILLINOIS.

Parcel 2  
20-23-402-19-000



(1) CHECK ( ) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 80-92672  
No. 1 book 16 Sec. 30  
Date September 12, 2000  
By DAVID L. GONOSTAR  
Attorney at Law



BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE PUBLIC RECORDS OR ABSTRACT TO YOUR DEED OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein is a true and accurate representation of the survey.

Wayne W. Donofrio  
PROF. LAND SURVEYOR

# UNOFFICIAL COPY

Exhibit B

OFFICE:  
1838 W. 87TH ST.  
CHICAGO, ILLINOIS 60620  
TEL: (773) 233-8510  
FAX: (773) 233-0849  
P.O. BOX 208561

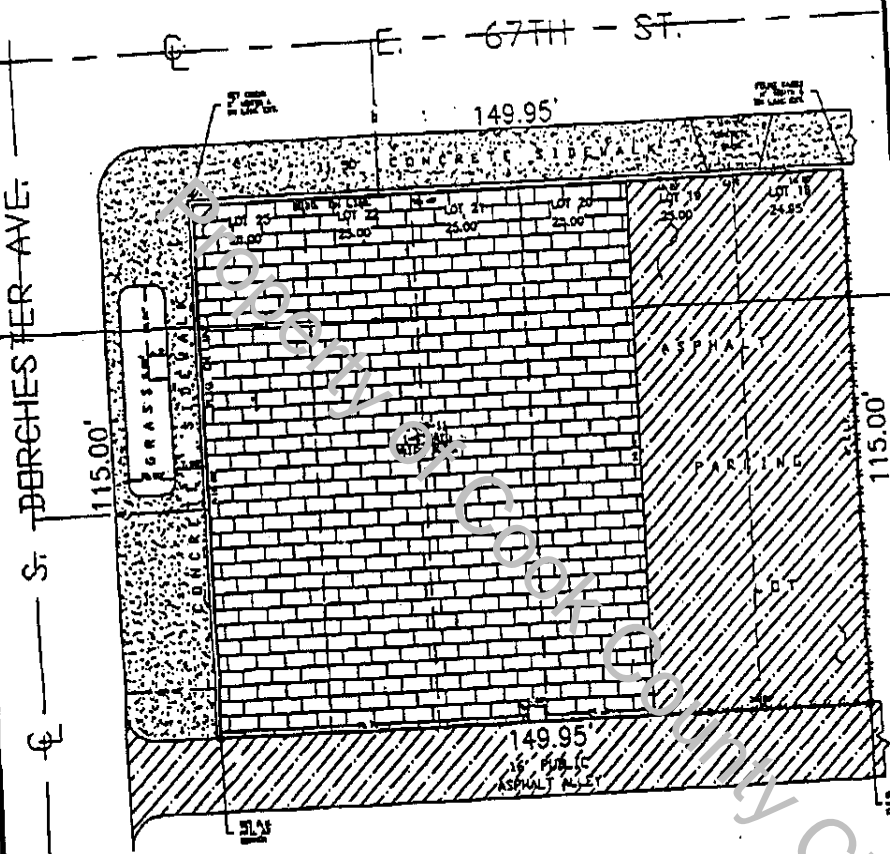
## PLAT OF SURVEY

L.R. Pass & Associates P.C.  
Professional Land Surveyors

BOUNDARY SURVEYS  
TOPOGRAPHY  
MORTGAGE SURVEYS  
CONDOMINIUMS  
LAND DEVELOPMENTS  
LEGAL DESCRIPTIONS



LOTS 18, 19, 20, 21, 22, AND 23 IN BLOCK 4 IN BASE SUBDIVISION OF THE NORTH 1/2  
OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 254 FEET  
THEREOF), IN COOK COUNTY, ILLINOIS  
(COMMONLY KNOWN AS 1409-13 E 67TH ST., CHICAGO, IL.)



DIMENSIONS ARE NOT TO BE SCALED.  
ORDER NO. 00-192J-10 C1-C  
SCALE 1 INCH = 20' FEET  
ORDERED BY: SARRIS DEVELOPMENT  
NUMBER: 1215A  
BY: ALLEN  
© 2000, L.R. PASS & ASSOCIATES. ALL RIGHTS RESERVED.

BOUNDARY LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO DEED OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.

CHECK ( ) IN USE MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

STATE OF ILLINOIS )  
COUNTY OF COOK )

WE, L.R. PASS & ASSOCIATES, P.C. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF SEPTEMBER 2000

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3681  
TO BE USED IN CONNECTION WITH AN AUTHENTIC COPY SURVEYOR'S SEAL MUST BE IMPRESSED.

County Clerk's Office

# UNOFFICIAL COPY

VINCENT CAMPBELL DBA VINCAM

DATE 9-18-03

70-2421/719

PAY TO THE ORDER OF COLDWELL BANKER

\$ 10,000.00

TEN THOUSAND AND 00/100 DOLLARS



STATE BANK OF COUNTRYSIDE  
6774 Joliet Road, Countryside, Illinois 60525  
708/485-3100

FOR 67<sup>th</sup>

V. Campbell

⑈001065⑈ +⑈071924212⑈ ⑈5016894000⑈

AARON PEKSAUD  
2457 N LAWNDALE AVE  
CHICAGO IL 60647

102

90-78/1211

Date 9/17/03

Pay to the order of Coldwell Banker

\$ 10,000.00

Ten thousand Dollars

Irwin Union Bank  
1-800-885-8600  
Bank of the West  
Walnut Creek, CA 94595

For Earnest 67<sup>th</sup> Street

[Signature]

⑈1021503562⑈ ⑈121100782⑈ ⑈184001394⑈ ⑈9450⑈

NAC, INC.  
P.O. BOX 579130  
CHICAGO, IL 60657

2081

2-179/710

DATE 9/16/03

PAY TO THE ORDER OF Coldwell Banker

\$ 10,000.00

Ten thousand & 00/100 DOLLARS

**mb** financial Chicago, IL 60607  
bank

FOR 1429,3547 1408-11 B20647A5

[Signature]

⑈00208⑈ +⑈071001737⑈ ⑈0420263⑈

Received \$30,000.00 on 9/18/03  
Sandra Patterson  
Coldwell Banker Hyde Park