

# UNOFFICIAL COPY



RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:

Doc#: 0506118041  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 03/02/2005 10:45 AM Pg: 1 of 5

Kimberly J. Sharon  
Joel M. Carlins and Associates  
One West Superior, Suite 200  
Chicago, Illinois 60610

**THIS MEMORANDUM OF AGREEMENT**, dated as of the 9<sup>th</sup> day of Feb., 2005, is made by and between **Randolph Partners, LLC 20-24 Series**, a series of a Delaware limited liability company ("Seller"), having an address of 308 West Randolph Street, Chicago, Illinois 60606; and **Chicago Avenue Associates LLC**, a Delaware limited liability company ("Purchaser"), having an address of 535 North Michigan Avenue, Suite 200, Chicago, Illinois 60612.

Purchaser and Seller entered into that certain Agreement of Purchase and Sale for 20-24 East Chicago Avenue dated September 2, 2004, as amended by that certain First Amendment to Agreement of Purchase and Sale for 20-24 East Chicago Avenue dated Jan. 31, 2005 (collectively, the "Agreement"), pursuant to which Seller agreed to sell and convey to Purchaser, and Purchaser agreed to purchase from Seller the property located at 20-24 East Chicago Avenue, Chicago, Illinois and legally described on Exhibit A attached hereto and made a part hereof, together with all improvements now located on or in such real property and all rights, easements and appurtenances belonging or appertaining thereto (the "Property"). All of the terms and provisions relating to the purchase and sale of the Property are contained in the Agreement.

The purpose of this Memorandum of Agreement is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed.

[Remainder of Page Intentionally Blank; Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned has executed this Memorandum of Agreement as of the date set forth above.

SELLER:

**Randolph Partners, LLC 20-24 Series**, a series of a Delaware limited liability company

By: John Apostolou  
Name: John Apostolou

As President of Illinois Management Company, Inc. an Illinois Corporation,  
General Partner of Randolph Partners LP, a Delaware limited partnership,  
Sole Manager of Randolph Partners, LLC-20-24 Series, a Series of a Delaware limited liability company

PURCHASER:

**Chicago Avenue Associates LLC**,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

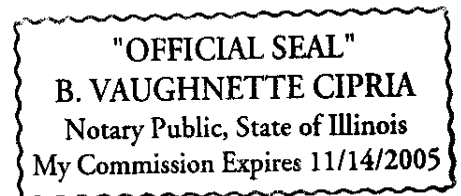
STATE OF Illinois  
COUNTY OF COOK ss.

I, B. Vaughnette Cipria, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Apostolou, who is personally known to me to be the manager of Randolph Partners, LLC 20-24 Series, a series of a Delaware limited liability company, and who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th day of February, 2005.

B. Vaughnette Cipria  
Notary Public

My Commission Expires: Nov. 14, 2005



# UNOFFICIAL COPY

**IN WITNESS WHEREOF**, the undersigned has executed this Memorandum of Agreement as of the date set forth above.

**SELLER:**

**Randolph Partners, LLC 20-24 Series**, a series of a Delaware limited liability company


By: \_\_\_\_\_

Name: John Apostolou

As President of Illinois Management Company, Inc. an Illinois Corporation,  
General Partner of Randolph Partners LP, a Delaware limited partnership,  
Sole Manager of Randolph Partners, LLC-20-24 Series, a Series of a Delaware limited liability company

**PURCHASER:**

**Chicago Avenue Associates LLC**,  
a Delaware limited liability company.

By:   
Name: Steve Balouides  
Its: Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss.

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_, who is personally known to me to be the \_\_\_\_\_ of Randolph Partners, LLC 20-24 Series, a series of a Delaware limited liability company, and who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

My Commission Expires: \_\_\_\_\_

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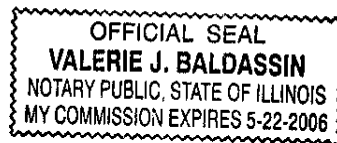
STATE OF ILLINOIS  
COUNTY OF Cook ss.

I, Valerie J Baldassin a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steve Balourdos, who is personally known to me to be the Manager of Chicago Avenue Associates LLC, a Delaware limited liability company, and who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 9<sup>th</sup> day of February, 2005.

Valerie J Baldassin  
Notary Public

My Commission Expires: 5-22-2006



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## EXHIBIT A

### Legal Description of Property

LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23 IN THE SUBDIVISION BY COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address - 20-22 E. Chicago Avenue, Chicago, Illinois 60610

PIN: 17-03-229-012-0000

Property of Cook County Clerk's Office