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THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven F. Ginsberg Levenfeld Pearlstein 2 North LaSalle Street 13th Floor Chicago, Illinois 60602 (312) 346-8380



Doc#: 0513019072
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/10/2005 10:23 AM Pg: 1 of 4

This space reserved for Recorder.

MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED

NOTICE IS 'IEREBY GIVEN that POLK FINANCIAL LLC (hereinafter referred to as the "Seller") and PRINTERS CORNER INC. (hereinafter referred to as the "Buyer") entered into certain Articles of Agreement for Deed (hereinafter referred to as the "Articles of Agreement") dated March 1, 2005 whereby Seller has agreed to sell to Buyer the real property commonly known as 171 West Polk Street, Chicago, Illinois and legally described as follows:

Property Address: 725 S. Wells Street; Chicago, IL

P.I.N.: 17-16-402-046-0000

That part of Lot 34 in the Subdivision of Block 102 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West line of said Lot with the North line of the South 11.0 feet of said Lot; thence North 00 degrees 00 minutes 58 seconds East along the West line thereof 3.44 feet to the Westerly extension of the South face of a 3 story brick building; thence North 89 degrees 54 minutes 15 seconds East along said extension and the South face of said 9 story brick building for a distance of 101.94 feet to the West line of the East 4.0 feet of Lot 34 aforesaid; thence South 00 degrees 00 minutes 58 seconds West along said West line of the East 4.0 feet for a distance of 3.61 feet to the North line of the South 11.0 feet of Lot 34 aforesaid; thence South 90 degrees 00 minutes 00 seconds West along said North line of the South 11.0 feet of Lot 34 for a distance of 101.94 feet to the point of beginning in Cook County, Illinois.

(hereinafter referred to as the "Property").

The Articles of Agreement provide, among other things, that Buyer shall pay Seller the balance of the purchase price, TWO MILLION FOUR HUNDRED SIXTY FIVE HUNDRED AND NO/100 DOLLARS (\$2,465,000.00), and interest accrued thereon at three and thirty hundredths percent (3.30%) per annum, on or before February 29, 2008. Upon payment of all principal and accrued and unpaid interest, and any other amounts due Seller under the Articles of Agreement, Buyer shall be entitled to the delivery of a recordable, stamped Warranty Deed to the Property.



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This Memorandum is entered into for recording purposes only and is subject to all of the terms and conditions of the Articles of Agreement. This Memorandum may be executed in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, the parties have executed this Memorandum this 26th day of April, 2005.

SELLER:

POLK FINANCIAL LLC

BUYER:

PRINTERS CORNER INC.

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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
COUNTY OF COOK)
I, Susan Kohl, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert D. Horner, 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 he signed and delivered the said instrument at his own free and voluntary act for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this
Susan A. Kohl Notary Public
STATE OF ILLINOIS) COUNTY OF COOK) "OFFICIAL SEAL" Susan G. Kohl Notary Public, State of Illinois My Commission Exp. 12/17/2005
I, Susan Kohl, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert D. Horner, 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 he signed and delivered the said instrument at his own free and voluntary act for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal this/5+ day of, 2005.
Susan St. Kohl
Notary Public
"OFFICIAL SEAL" Susan G. Kohl Notary Public, State of Illinois My Commission Exp. 12/17/2005