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Doc#: 0535053239 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2005 03:45 PM Pg: 1 of 4

CLAIM OF INTEREST

Prepared By & Mail To:
Sharon M. Hudson
P.O. Box 1063
Orland Park, IL 60462

Sharon M. Hudson of Orland Park, IL 60462 hereby claims an equitable interest in the real estate commonly known as 5847-49 South Michigan, Chicago, IL and legally described as:

Lots 14 and 15 in Gayte's Subdivision of the South 3/4 of Lot 20 of Newhall, Lured and Woodbridge's Subdivision of the Northwest Quarter of Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 20-15-121-014-0000

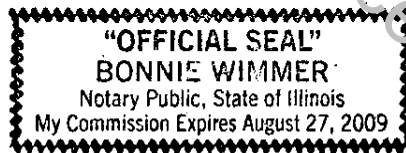
Address of Property: 5847-49 South Michigan Avenue, Chicago, IL

Said property is owned by Kandy Alexander as beneficiary of LaSalle Bank National Association as trustee under trust number 122283 and a copy of the real estate contract entered into by myself and Randy Alexander is attached hereto as Exhibit A.

Sharon M. Hudson

Subscribed and sworn before me by Sharon M. Hudson this 16 day of December, 2005.

Notary Public



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- 156 (e) Buyer acknowledges for the benefit of Seller and for the benefit of third parties that Buyer has had complete access to the real
- 157 estate, its improvements and included personal property, as well as the public records related to the property, and is satisfied as to
- 158 the physical and other condition of the real estate, improvements and included personal property.
- 159
- 160 (f) Seller shall remove all debris from the real estate and improvements by date of possession. Buyer shall have the right to inspect
- 161 the real estate and improvements during the 48-hour period immediately prior to closing to verify that the real estate
- 162 improvements and included personal property are in substantially the same condition as of the date of Seller's acceptance of this
- 163 contract, normal wear and tear excepted.
- 164
- 165 (g) The Seller warrants that neither Seller nor Seller's agent has received notice of any dwelling code violation which exists on the
- 166 date of this contract from any city, village, or other governmental authority.
- 167
- 168 (h) Seller and Buyer shall execute all documents and provide all information so that Buyer's lender can issue its commitment and
- 169 close the transaction.
- 170
- 171 (i) Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the
- 172 municipality in which the real estate is located and shall provide to Buyer at closing evidence of compliance with such ordinance.
- 173 Transfer taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax
- 174 imposed by law.
- 175
- 176 (j) Any facsimile transmission of any documents relating to this contract shall be considered to have the same legal effect as the
- 177 original document and shall be treated in all manner and respects as the original document.
- 178
- 179 (k) Buyer shall furnish flood insurance required by lender and shall pay any usual and customary processing costs or charges
- 180 required by lender.
- 181
- 182 (l) Time is of the essence; however, Seller and Buyer may change any date or time limit set forth herein by a written agreement
- 183 executed by Seller and Buyer or their authorized agents.
- 184
- 185 (m) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property
- 186 Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents
- 187 and take or cause to be taken all action necessary in order that Buyer shall have no liability, either actual or potential, under the
- 188 Act.
- 189
- 190 (n) Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law.
- 191
- 192 (o) Captions are not intended to limit the terms and conditions set forth herein and are not part of the contract.
- 193
- 194 (p) Seller and Buyer agree to cooperate in any application to 1031 Exchange, and shall execute all documents with respect thereto at
- 195 their own expense.

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17. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to
 (Licensee) acting as a Dual Agent in providing brokerage services on their behalf
 and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this contract.

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The terms of Rider(s) _____ attached hereto are made a part hereof.

Date of Offer October 11, 2005

Buyer's Signature [Signature] Social Security No. _____

Buyer's Signature [Signature] Social Security No. _____

Print Buyer(s) Name(s) Sharon Hudson

Address _____

City _____ State _____ Zip _____

Phone Number(s) _____

FOR INFORMATION ONLY

Selling Office Prisart Equities 21153 MLS # _____

Buyer's Designated Agent Norman Brown 216732 MLS # _____

Address 14630 John Humphrey Orchard Dr. #2 City _____ State _____ Zip _____

Phone No. 708-460-0400 Fax No. 773-306-0472

Buyer's Attorney Roger Reish

Address 708-579-5550 708-579-5508

Phone No. _____ Fax No. _____

Mortgage Company _____

Date of Acceptance 10/12/05

Seller (signature) [Signature] Social Security No. _____

Seller (signature) _____ Social Security No. _____

Print Seller(s) Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone Number(s) _____

FOR INFORMATION ONLY

Listing Office MARCUS & MILICHA MLS # _____

Listing Designated Agent John OLAR MLS # _____

Address 323 W. Wacker City _____ State _____ Zip _____

Phone No. CHICAGO IL 60606 Fax No. _____

Seller's Attorney THOMAS ESKER

Address 708-957-5500 708-957-5511

Phone No. _____ Fax No. _____

Loan Officer _____ Phone No. _____

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10-11-2003 11:30



REALTOR® ASSOCIATION OF WEST/SOUTH SUBURBAN CHICAGO LAND COMMERCIAL SALES CONTRACT

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

FROM: (Buyer) Sharon Hudson
 TO: (Seller) OWENS IF RECORD DATE: 10/11/05
 OFFER OF BUYER: I/We (Buyer) offer to purchase the real estate known as:
SK47-99 S Michigan Chicago Cook IL 60637
 Street City County State Zip

legally described on Exhibit A, if any, lot size approximately _____ together with improvements thereon.
 POINT AND INDEX No.: 90-15-127-019-0000
 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: screens, scenic windows and doors; shades, window blinds; radiator covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving, interior doors, cabinets and awnings; planted vegetation; smoke detectors, as well as the following specific items: Rent Roll, Current Leases, All Expenses and an all violation on said property

EXCLUSIONS: The following shall be excluded:
Any personal property not specifically included shall be deemed excluded

1. PRICE: Purchase Price 559,000
 initial earnest money \$ 2,900 in the form of a check dated upon acceptance payable to as designated escrow agent. 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 72 hours - 10/19/05
An additional \$20,000 dollars must be due after 30 day finance contingency period

2. FINANCING: This contract is contingent upon the ability of Buyer to secure within 30 days of Seller's acceptance on 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 \$ 447,000 or such lesser amount as Buyer shall accept, with a fixed or initial interest rate (delete one) not to exceed 7 % and to be amortized over a maximum of 25 years, with a loan service charge not to exceed 2 %. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Buyer shall so 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 business days after Seller's receipt of said notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for the mortgage loan contemplated herein with such other material terms and conditions for comparable loans. 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 Buyer and Seller shall execute all necessary documents to refund earnest money to Buyer.

3. PAYMENT METHODS: The Purchase Price shall be paid, at closing, subject to prorations, all in cash, by cashier's check, certified check, wire transfer or other forms of funds acceptable to closing agent.

4. CLOSING: Provided this conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on November 25, 2005 by conveyance by trust deed recordable warranty deed (or other appropriate deed if title is in trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only to: general taxes for 2005 and subsequent years; building lines or building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases or tenancies; the mortgage or trust deed, if any, as described in Paragraph 2 above; acts done or suffered by or through the Buyer. However, special taxes or assessments, if any, for improvements not yet completed shall be paid by Seller at closing. This sale shall be closed at office of title insurance company or Seller's attorney's office as agreed or in escrow with the title company issuing the title commitment by deed and money escrow fee shall be divided between Seller and Buyer. Seller and/or Buyer will pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers' Name at closing.

5. PRORATIONS: Real Estate taxes (based on 10.5 % 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 re-prorate all unfiled real estate tax bills.

6. POSSESSION: Possession shall be delivered at closing unless otherwise agreed in writing.

7. EARNEST MONEY: Earnest money and this contract shall be held by Lishis Broker for the benefit of the parties hereto.
Marcus & Millichap

(Check if applicable) Parties agree that said earnest money is to be held in a federally insured deposit account at a banking institution designated by the holder of the earnest money. 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 MODIFICATION: The terms of this Contract (and all riders attached), except purchase price, are subject to modification by the parties' attorneys within 5 business days from the date of acceptance. Notice of modification, if any, shall be in writing and shall state the specific terms being modified and the suggested revisions. If within 10 business days of the date of acceptance, agreement is not reached, this Contract shall be null and void, and all earnest money shall be returned to Buyer.