

# UNOFFICIAL COPY

## RIGHT OF FIRST REFUSAL



Doc#: 0623650023 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2006 12:23 PM Pg: 1 of 2

This indenture, made this 28 day of June, 2005, between 855 Sterling, LLC, and JAMES ALLEN BALOUN, or their successors in interest and assigns, party of the first part, and H. PARK LL, party of the second part,

### THE RIGHT OF FIRST REFUSAL IS STATED AS FOLLOWS:

Concerning the property located at 855 Sterling, Palatine, IL. 60070

Seller, 855 Sterling LLC and its successors in interest and assigns and Buyer, H. Park, LLC agreed that the Seller will retain a right of first refusal if purchaser elects to sell the premises.

Seller's right shall consist of the right to purchase the premises at whatever price the current Buyer agrees to sell the property. The option will grant the current Seller seven (7) days to elect to purchase the building at the price a bona-fide third party Purchaser has agreed to pay. The then Seller will agree to provide title insurance at the agreed price, a then current survey and tax prorations at 110%.

The then Seller, 855 STERLING LLC, and JAMES ALLEN BALOUN, or their successors in interest and assigns, shall provide all pertinent information concerning leases, rents, etc. within one day of signing the sale agreement with a third party.

The optionee shall be entitled to any other benefits that the proposed Buyer may have obtained in the contract.

This Right of First Refusal shall survive this closing and a memorandum disclosing the existence of the right may be recorded against the property.

SEE ATTACHED LEGAL DESCRIPTION

PIN: 02-09-402-046-0000

PROPERTY ADDRESS: 855 Sterling, Palatine, IL 60070

James Allen Baloun, Managing Member  
855 Sterling, LLC  
JAMES ALLEN BALOUN, Managing Member

Hyun S. Park  
H. Park LLC  
Hyun S. Park

SIGNED and SWORN to before me this 23<sup>rd</sup> day of June, 2006

SIGNED and SWORN to before me this 23<sup>rd</sup> day of June, 2006.

Kim R Denkwalter  
NOTARY PUBLIC  
OFFICIAL SEAL  
KIM R DENKEWALTER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/21/08

Kim R Denkwalter  
NOTARY PUBLIC

James Allen Baloun  
JAMES ALLEN BALOUN

SIGNED and SWORN to before me this 23<sup>rd</sup> day of June, 2006

Kim R Denkwalter  
NOTARY PUBLIC  
OFFICIAL SEAL  
KIM R DENKEWALTER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/21/08

Prepared by and Mail to:  
Kim R. Denkwalter  
Denkwalter & Angelo  
5215 Old Orchard Rd., #1010  
Skokie, IL 60077

28

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1**

THE SOUTH 228.80 FEET OF LOT 2 (~~EX THE NORTH 101.76 FEET THE~~) } IN COUNTRYSIDE COMMERCIAL AREA, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1972 AS DOCUMENT 2611595 IN COOK COUNTY, ILLINOIS

**PARCEL 2**

PERPETUAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 26, 1983 AND KNOWN AS TRUST NUMBER 56788 DATED JULY 3, 1984 AND FILED JULY 11, 1984 AS DOCUMENT LR3381921 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1984 AND KNOWN AS TRUST NUMBER 56788 TO JOHN M. ZAWALINSKI DATED AUGUST 30, 1984 AND FILED SEPTEMBER 10, 1984 AS DOCUMENT LR3393223 AND REFILED OCTOBER 18, 1984 AS LR3400432 FOR INGRESS AND EGRESS, VEHICULAR TRAFFIC, PARKING OF MOTOR VEHICLES AND PEDESTRIAN WALKWAYS OVER, ACROSS AND UPON THAT PART OF THE LAND DELINEATED ON EXHIBIT "B" OF THE PLAT ATTACHED TO SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS