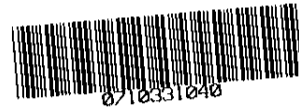


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Doc#: 0710331040 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 10:44 AM Pg: 1 of 2

**PREPARED BY AND
RETURN TO:**

Mark A. Hopkins
Hopkins & Associates, P.C.
161 North Clark St.
Suite 4700
Chicago, IL 60601

MEMORANDUM OF CONTRACT

This Memorandum serves as notice that a Real Estate Purchase Contract (the "Contract") was entered into December 29th, 2006, by and between 6201 S. Drexel Blvd, Joint Venture, and Illinois General Partnership (the "Seller") and Maxwell Frempong (the "Purchaser") for the sale and purchase of real estate with the address of 6201 S. Drexel Blvd., Unit A, Chicago, Illinois, Cook County and legally described as Exhibit "A" attached hereto and made a part hereof.

This Memorandum is executed for the purpose of being filed for record and giving notice of the existence of the Contract. Reference is hereby made to the Contract for the terms and conditions of the sale and purchase contemplated thereby, which terms and conditions are hereby incorporated herein as if the Contract were fully set forth herein.

That the Purchaser is in full compliance with all the terms and conditions of the said contract and is ready willing and able to close on said contract. That the Seller has willfully and wrongfully nullified said contract. That the purchaser shall file a law suit in the Circuit Court of Cook County, Chancery Division, seeking to specifically enforce said contract.

IN WITNESS WHEREOF, the parties have executed this Memorandum this 13th day of April, 2007.

PURCHASER:
Maxwell Frempong

By: Maxwell Frempong

Subscribed and Sworn before me
This 13th day of April, 2007

William Robert Vernon
Notary Public



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EXHIBIT A

Legal Description

PARCEL 1 (6205 S. DREXEL AVENUE, CHICAGO, ILLINOIS):
LOTS 47, 48, 49 AND 50, TAKEN AS TRACT. (EXCEPT THE EAST 132.22 FEET OF THE
NORTH 41.31 FEET AND EXCEPT THE EAST 139.10 FEET OF THE SOUTH 54.74 FEET
THEREOF) IN BLOCK 8 IN LLOYD'S RESUBDIVISION OF BLOCKS 8 AND 9 AND THE
WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF
THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES) OF SECTION 14, TOWNSHIP 38 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER
PROPERTY FOR INGRESS, EGRESS USE AND ENJOYMENT AS SET FORTH IN AND
CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR DREXEL COURT TOWNHOME ASSOCIATION
RECORDED AS DOCUMENT NUMBER 0606644144.

Permanent Index Number: 20-14-314-001-0000

Property Address: 6205 S. Drexel, Chicago, IL 60615

Property of Cook County Clerk's Office