

UNOFFICIAL COPY

MEMORANDUM OF AGREEMENT

MEMORANDUM OF AGREEMENT

This Instrument Prepared By and After Recording Please Return To:

Thomas J. Kelly, Esq.
Pedersen & Hoepf
161 North Clark Street, Suite 3100
Chicago, Illinois 60601


Doc#: 0722260072 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2007 03:57 PM Pg: 1 of 7

(Above Space for Recorder's Use Only)

THIS MEMORANDUM OF AGREEMENT, dated as of the 28th day of June, 2007, is made by WALLEN ALBION, LLC, an Illinois limited liability company ("Company"), having an address of 1300 South Paulina Street, Fourth Floor, Chicago, Illinois 60608, THE ESTATES OF REGENT PARK, LLC, an Illinois limited liability company ("ERP"), JBJ REAL ESTATE, LLC, an Illinois limited liability company ("JBJ"), and IRONGATE DEVELOPMENT, L.L.C. ("ID").

The Company, ERP, JBJ and ID entered into that certain Real Estate Contribution Agreement (the "Agreement"), dated as of the ~~___~~ day of ~~___~~, 2007, pursuant to which ERP and JBJ each agreed to contribute, and ID agreed to assign its right to purchase, to Company subject to the terms and conditions of the Agreement, and Company agreed subject to the terms and conditions of the Agreement to accept such contributions and assignment, the certain real property at the Northeast Corner of Kedzie and Albion, which is legally described in Exhibit A attached hereto and by this reference made a part hereof, together with all rights, easements and appurtenances belonging or appertaining thereto, all right, title and interest of ERP, JBJ, and ID in and to any and all roads, streets, alleys or public and private rights of way, bounding such property, and all buildings and other improvements thereon, if any (the "Premises"). All of the terms and provisions relating to the contribution of the Premises and distributions in connection therewith 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.

[Signature Page Follows]

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

ERP:

THE ESTATES OF REGENT PARK, LLC

By: 

Name: ERIC ROTHNER

Its: MANAGER

JBJ:

JBJ REAL ESTATE, LLC

By: _____

Name: _____

Its: _____

COMPANY:

WALLEN ALBION, LLC

By: IGD Wallen LLC, its Manager

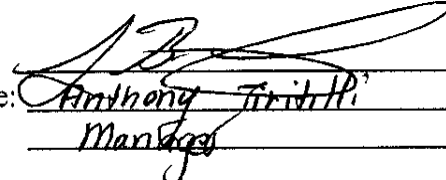
By: 

Name: Anthony Trivelli

Its: manager

ID:

IRONGATE DEVELOPMENT, L.L.C.

By: 

Name: Anthony Trivelli

Its: Manager

Property of Cook County Clerk's Office

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

ERP:

THE ESTATES OF REGENT PARK, LLC

By: _____
Name: _____
Its: _____

JBJ:

JBJ REAL ESTATE, LLC

By: [Signature] - MANAGER

By: _____
Name: *DUN KANG*
Its: _____

COMPANY:

WALLEN ALBION, LLC

By: IGD Wallen LLC, its Manager

By: _____
Name: *Anthony Trivelli*
Its: *Manager*

ID:

IRONGATE DEVELOPMENT, L.L.C.

By: _____
Name: *Anthony Trivelli*
Its: *Manager*

Property of Cook County Clerk's Office

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STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eric Rothner, Manager of THE ESTATES OF REGENT PARK, LLC, an Illinois limited liability company, 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/she 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 official seal, this 12 day of July, 2007.



Steven A. Miretzky
Notary Public

My Commission Expires: _____

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ of JBJ REAL ESTATE, LLC, an Illinois limited liability company, 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/she 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 official seal, this ____ day of _____, 200__.

Notary Public

My Commission Expires: _____

UNOFFICIAL COPY

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, _____ of THE ESTATES OF REGENT PARK, LLC, an Illinois limited liability company, 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/she 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 official seal, this ____ day of _____, 200__.

Notary Public

My Commission Expires: _____

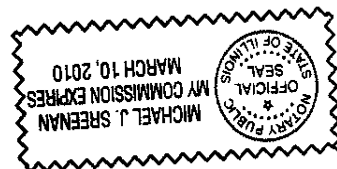
STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Keich representative _____ of JBJ REAL ESTATE, LLC, an Illinois limited liability company, 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 representative he/she 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 official seal, this 16th day of July, 2007.

Michael J. Sreenan
Notary Public

My Commission Expires: 3/10/2010

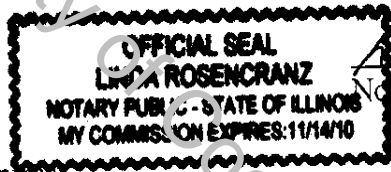


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anthony Tritilli, Manager of IGD Wallen, LLC, an Illinois limited liability company, as manager of WALLEN ALBION, LLC, an Illinois limited liability company, 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 Manager he/she 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 official seal, this 9th day of July, 2007.



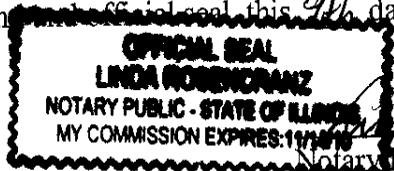
Linda Rosenkrantz
Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anthony Tritilli, Manager of IRONGATE DEVELOPMENT, L.L.C., an Illinois limited liability company, 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 Manager he/she 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 official seal, this 9th day of July, 2007.



Linda Rosenkrantz
Notary Public

My Commission Expires: _____

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION OF PREMISES**

LOT 1, LOT 2, LOT 8 AND LOTS 14 THROUGH 35, BOTH INCLUSIVE, IN REGENTS PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address	Lot #	PIN #
3154 W. Wallen	Lot 1	10-36-300-017-0000
3148 W. Wallen	Lot 2	10-36-300-018-0000
3130 W. Wallen	Lot 3	10-36-300-024-0000
3108 W. Wallen	Lot 14	10-36-300-030-0000
3100 W. Wallen	Lot 15	10-36-300-031-0000
3058 W. Wallen	Lot 16	10-36-300-032-0000
3054 W. Wallen	Lot 17	10-36-300-033-0000
3050 W. Wallen	Lot 18	10-36-300-034-0000
3051 W. Wallen	Lot 19	10-36-300-035-0000
3055 W. Wallen	Lot 20	10-36-300-036-0000
3059 W. Wallen	Lot 21	10-36-300-037-0000
3101 W. Wallen	Lot 22	10-36-300-038-0000
3109 W. Wallen	Lot 23	10-36-300-039-0000
3115 W. Wallen	Lot 24	10-36-300-040-0000
3117 W. Wallen	Lot 25	10-36-300-041-0000
3121 W. Wallen	Lot 26	10-36-300-042-0000
3123 W. Wallen	Lot 27	10-36-300-043-0000
3125 W. Wallen	Lot 28	10-36-300-044-0000
3129 W. Wallen	Lot 29	10-36-300-045-0000
3133 W. Wallen	Lot 30	10-36-300-046-0000
3137 W. Wallen	Lot 31	10-36-300-047-0000
3139 W. Wallen	Lot 32	10-36-300-048-0000
3143 W. Wallen	Lot 33	10-36-300-049-0000
3145 W. Wallen	Lot 34	10-36-300-050-0000
3147 W. Wallen	Lot 35	10-36-300-051-0000