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Doc#: 0731009085 Fee: \$54.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/06/2007 01:12 PM Pg: 1 of 4

AGREEMENT

THIS AGREEMENT is hereby entered into this 8 day of 11/01 by and between GEORGE STYLINSKI and LYNN ROSENBERG concerning certain real property that each of them now owns, or is in the process of acquiring, or as the beneficial owner of a land trust. The parties have enjoyed a long personal and business relationship and are desirous of giving to the other the opportunity to acquire the real estate, described herein, in their lifetime or from their estate after they have passed away. Now therefore, they agree, one to the other, as follows:

1. George Stylinski owns in his name, or as beneficial owner of a land trust, property whose common address is 683 N. Milwaukee Ave., Chicago, Illinois.
2. Lynn Rosenberg is now the owner of, or in the process of acquiring ownership of the property whose common address is 679 N. Milwaukee Ave., Chicago, Illinois.
3. These two properties, having certain common elements, it is desirous for these properties to have a common ownership at some future date.
4. During their lifetime, if either of the parties is desirous of selling the property he or she now owns, then the other party has a right of first refusal to acquire the property being offered for sale. Upon notification of the intent to sell, the non-selling party shall, within seven (7) days of being so notified, advise if they intend to exercise this right of first refusal. If exercised, then a written offer shall be submitted to the selling party within twenty one (21) days and the selling party must either accept or reject that offer within seven (7) days thereafter. If the offer is accepted, the sale and transfer of the property shall be completed within ninety (90) days thereafter. If it is not completed

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within ninety (90) days, then the exercise of the right of first refusal will be deemed null and void.

5. If the offer is rejected, then the selling party may offer the property for sale to others but in no event can the selling party sell for a price less than the amount previously offered by the other party. If the offer is rejected, the selling party must make known their rejection of the offer within seven (7) days. Thereafter, if the selling party receives a bonafied offer in excess of the offer previously made by the other party, it shall advise the other party of that offer and the other party shall then have the right to purchase the property by making known its acceptance of this counter offer in writing within seven (7) days. This sale shall be completed within ninety (90) days thereafter.

6. Upon the death of either Lynn Rosenberg or George Stylinski the survivor shall notify the executor of the estate of the deceased, within thirty (30) days after death, or, if the executor is not known, an heir of said deceased, of the survivor's desire to exercise his or her "right of first refusal" when said property is offered for sale.

7. The executor or heir is bound by this Agreement not to sell said property to others pending the negotiations for the transfer of the property to the party exercising their right of first refusal.

8. The surviving party shall make an offer of purchase of said property within thirty (30) days after notification of the intent to sell by the estate of the deceased.

9. If the offer is rejected, the issue of what is the reasonable fair market value of the property must be submitted to the American Arbitration Association for binding arbitration.

The party who has exercised the right of first refusal can accept and acquire the property

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from the estate and the estate shall be bound to sell the property for said amount. Said transaction to be finalized within one hundred twenty (120) days after the American Arbitration Association makes known its findings.

10. If the party exercising the right of first refusal does not accept the arbitrators decision, it shall advise the seller of the rejection within seven (7) days and thereafter the estate may dispose of the property to others, as they deem appropriate, and the exercise of the right of first refusal shall be null and void and of no effect. However, the property shall not be sold for any sum less than the amount set forth by the American Arbitration Association. Any offer of sale from a third party must be submitted to the surviving party, who may elect, at his option, to purchase the property at said price. If accepted, the transaction shall be finalized within one hundred twenty (120) days.

11. This Agreement entered into between George Stylinski and Lynn Rosenberg shall be binding upon the parties, as well as their heirs and assigns.

George Stylinski

 GEORGE STYLINSKI

Lynn Rosenberg

 LYNN ROSENBERG

WITNESS:

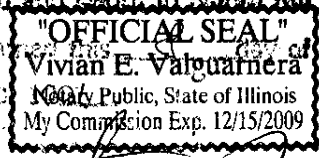
Sandra Stylinski

Lydia Perez

Subscribed and sworn to before me
 by the above named parties
 Nov 11 2009
 Notary Public, State of Illinois
 My Commission Exp. 12/15/2009

Vivian E. Valguarnera

 Notary Public



17	8	220	14	7701	538	18	4
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	SEC

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OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME

589

AREA SUB-AREA BLOCK PARCEL TAX CODE
 17-8-220-14 7701
 SEC. 8 39 14 LOT SUB-LOT LOT BLOCK
 RIDGELEYS ADD TO CHGO 7 1

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	SEC
00	00	00	00	00	00	00	00	00	00	00
46	47	48	49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64	65	66	67
68	69	70	71	72	73	74	75	76	77	78
79	80	81	82	83	84	85	86	87	88	89
90	91	92	93	94	95	96	97	98	99	00
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

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