

# UNOFFICIAL COPY



0802234107

Doc#: 0802234107 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2008 02:59 PM Pg: 1 of 10

1 of 11

Property of Cook County Clerk's Office

QUIT CLAIM DEED

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## COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording  
Mail To:

Grantees Address/Mail Tax Bill To:

013

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## QUIT CLAIM DEED

THE GRANTOR, LEON HALL, married to Dorothy Hall, both of 9520 S. Troy Ave., Evergreen Park, County of Cook, in the State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) DOLLARS, and other good

and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto THE GRANTEE, 9524 TROY, LLC, an Illinois limited liability company, of 1701 Golf Road, Tower One, Suite 1106, Rolling Meadows, County of Cook, in the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: general real estate taxes not yet due and payable, building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; acts done or suffered by or through Grantee.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 20<sup>th</sup> day of December, 2007.

Leon Hall (SEAL)  
Leon Hall

Dorothy Hall (SEAL)  
Dorothy Hall for the sole purpose  
of waiving homestead rights

Exempt pursuant to subparagraph e of the Illinois  
Real Estate Transfer Act, 35 ILCS 200/31-45

Signed Leon Hall Dated: 12/20/07

Leon Hall

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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 Leon Hall and Dorothy Hall, husband and wife, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20<sup>th</sup> day of Dec, 2007.

*Carolyn Johnson*  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



Property of Cook County Clerk's Office

This instrument was prepared by:

Thomas G. Moffitt  
Stahl Cowen Crowley LLC  
55 W. Monroe Street, Suite 1200  
Chicago, IL 60603

MAIL RECORDED DOCUMENT TO:

Thomas G. Moffitt  
Stahl Cowen Crowley LLC  
55 W. Monroe, Suite 1200  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

9524 Troy, LLC  
1701 Golf Road, Tower One  
Suite 1106  
Rolling Meadows, Illinois 60008

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## LEGAL DESCRIPTION

PARCEL 1:

LOT 12 B-4 IN FAIRWAYS OF BLUE ISLAND PHASE FIVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2003 AS DOCUMENT NUMBER 003-032-8549, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND CREATED BY THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 94-496423.

P.I.N. (S): 24-25-400-173

P.I.N. (S): 24-25-400-174

ADDRESS (ES): 12517 MEADOW LANE UNIT 12-4B, BLUE ISLAND, IL 60406

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**MEMORANDUM OF EXISTENCE OF LAND CONTRACT DATED DECEMBER 20, 2007  
BETWEEN FIRST EQUITY ACQUISITIONS, LLC AND LEON HALL and DOROTHY HALL**

Prepared By: Carolyn Johnson  
Attorney at Law  
430 E. 162<sup>nd</sup> Ste 292  
South Holland, Illinois 60473

This Memorandum of Agreement made and entered into this <sup>20<sup>th</sup></sup> day of December, 2007 by and between 9524 Troy, LLC an Illinois limited liability company, of 1701 Golf Road, Tower 1, Ste 1106, Rolling Meadows, Illinois 60008, Seller and Leon Hall and Dorothy Hall of 9520 S. Troy, Evergreen Park, Illinois 60805, Purchasers.

**WITNESSETH:** That the seller has entered into an agreement to sell to purchaser, the following described real estate:

**LOT 12 B-4 IN FAIRWAYS OF BLUE ISLAND PHASE FIVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2003 AS DOCUMENT NUMBER 003-032-8549, IN COOK COUNTY, ILLINOIS.**

P.I.N. 24-25-400-173-0000 CMA: 12517 Meadow Lane Unit 4-B, Blue Island, Illinois 60406

Said agreement is made upon all of the terms and conditions set forth in that certain Land Contract of even date herewith wherein seller and purchaser are all of the parties thereto, all of which said terms and conditions are made a part hereof.

Said agreement contains certain restrictions against reselling or leasing said real estate on contract, as well as assigning interests thereunder to any other person or entity, and further, said agreement contains a provision that purchaser shall not suffer, permit or allow any lien to attach to the premises by reason of improvements, alterations or repairs to the premises whether for the supplying of labor or materials or both, or otherwise. All persons dealing with said premises or with the purchaser are hereby charged with notice of this provision and shall not be entitled to any claim for lien under the Mechanic's Lien Laws of the State of Illinois.

**IN WITNESS WHEREOF**, the respective parties hereto have executed this document as of the day, month and year first above written.

Leon Hall  
Leon Hall (Purchaser)

Dorothy Hall  
Dorothy Hall (Purchaser)

By: Tom Ball  
9524 Troy, LLC (Seller)

Subscribed and Sworn to this <sup>20<sup>th</sup></sup> Day December 2007

Carolyn Johnson

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 20 Dec, 19 2007 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 20 day of December, 19 2007.

Notary Public [Signature]

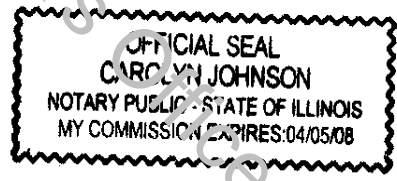


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-20, 20 07 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantee this 20 day of December, 19 2007.

Notary Public [Signature]



**NOTE:** Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## LEGAL DESCRIPTION

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P.I.N. (S): 24-25-400-173

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ADDRESS (ES): 12517 MEADOW LANE UNIT 12-4B, BLUE ISLAND, IL 60406

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STATE OF ILLINOIS            }  
   }  
 COUNTY OF COOK                }

## LAND CONTRACT

**AGREEMENT** (the "Land Contract"), made this 20th day of December, 2007, between First Equity Acquisitions, LLC, an Illinois Limited Liability Company, "Seller", and Leon Hall and Dorothy Hall, "Purchasers":

**WITNESSETH**, that if Purchasers shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by recordable Quit Claim Deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows: 12517 Meadow Lane Unit 4B, Blue Island, Illinois 60406.

Permanent Real Estate Index Number(s): 24-25-400-173-0000

Legal Description Attached as Exhibit "A" (hereafter referred to as the "Property").

1. Purchasers hereby covenants and agrees to pay to Seller, the sum of \$10.00 Dollars, and other consideration as provided herein, including the mutual covenants contained herein, the receipt of which is hereby acknowledged. In exchange for said consideration, Seller shall maintain the Property until the Land Contract Closing Date, as defined below.
2. The closing under this Land Contract (the "Land Contract Closing Date") shall occur within thirty (30) days after the closing of the acquisition by Seller of the property commonly known as 9520 S. Troy Ave., Evergreen Park, Illinois (hereinafter referred to as "Troy").
3. On the Land Contract Closing Date, Purchasers shall pay to Seller an amount equal to all sums paid by Seller to acquire the Property (the "Land Contract Price") and in return therefore Seller shall issue a Quit Claim Deed to the Property to Purchasers.
4. If Purchasers are unable to secure financing for the purchase of the Property, Seller may elect to secure financing on behalf of Purchasers on the same terms as those which were applied for by Purchasers. Alternatively, if Purchasers do not pay in full the Land Contract Price to Seller on the Land Contract Closing Date, then, upon ten (10) days prior written notice by Seller to Purchasers, Seller may declare the Land Contract to be forfeited, terminated and of no further force and effect and Seller shall be free to sell the Property to a third party, and to pursue all other rights and remedies Seller may have under the contract for the acquisition of Troy (the "Troy Contract"). In the event that Seller so declares a forfeiture and termination, Purchasers shall execute and deliver to Seller a quit claim deed conveying any interest Purchasers' may have in the Property, pursuant to this Land Contract or otherwise, to Seller. Upon receipt of said quit claim deed, all sums contained in the "Land Contract Price Escrow", as defined in the Troy Contract, shall be released to Purchasers.



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5. From the date of this Land Contract until the Land Contract Closing Date, Seller shall pay all real estate taxes and hazardous insurance premiums for the Property when due. At the Land Contract Closing Date, there shall be no proration of real estate taxes and Purchasers shall be responsible for obtaining their own hazard insurance on the Property and will not take an assignment of Seller's insurance policy.
6. At the Land Contract Closing, Seller shall pay the cost of an owner's title insurance policy in the amount of the Land Contract Price. Purchaser shall be responsible for the cost of any lender's title insurance policy and all endorsements thereto.
7. At the Land Contract Closing, Seller shall pay all state, county and municipal transfer taxes, as well as any municipal inspection fees, and Purchasers shall pay the cost of any money lender's escrow fees.
8. Purchaser shall not transfer or assign this agreement or any interest therein, with the previous written consent of Seller. Seller may not enter into a contract for the sale of the Property during the term of this Land Contract.
9. Purchasers may have recorded a Memorandum of this Land Contract.
10. The terms and provisions of the Troy Contract are hereby incorporated by reference herein and made a part hereof. In the event of any conflict between the terms and provisions of the Troy Contract and this Land Contract, the terms and provisions of the Troy Contract shall control.
11. If any provision of this Land Contract shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this Land Contract.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE  
FOLLOWS]

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**IN WITNESS WHEREOF**, the parties to this Land Contract have hereunto set their hands and seals in duplicate, the day and year first above written.

**SELLER:**

FIRST EQUITY ACQUISITIONS, LLC,  
an Illinois limited liability company

By: Tim Gallagher  
Tim Gallagher, Manager

**PURCHASERS:**

Leon Hall  
Leon Hall

Dorothy Hall  
Dorothy Hall

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