



Doc#: 0811909115 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/28/2008 03:17 PM Pg: 1 of 2

**CONTACT TO PURCHASE
REAL ESTATE**

Date: April 17, 2008

This Contract is entered into by and between SOHAN JOSHI and its assigns, or successor in interest, as **FIRST PARTY** and Chicago Title and Trust Co. as Trustee under Trust agreement dated November 9, 2005 and Trust No: 800 234 5359, signed by one of its beneficiary with full authority to execute this Contract, as **SECOND PARTY** and state as follows:

1. **The First Party** has offered and agreed to pay \$ 3,500,000.00 (Three Million Five hundred thousands Dollars) as consideration to purchase all the **SEVEN UNITS** Town Homes, duly constructed, together with the land on which these Units stands and the remaining adjacent part of the land/property herein described. The **Second Party** as Seller having accepted the offer, **the First Party as Purchaser** has paid \$10,000 as earnest money by Promissory Note payable to the Seller, and agreed to pay the balance at the closing of the sale of the last of the seven Units. The parties have agreed to abide by this contract. The Real property being sold hereunder as per offer and acceptance is described as follows:

<u>UNIT #:</u>	<u>ADDRESS</u>	<u>PIN #</u>
B4	1351 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1005
B3	1355 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1007
B2	1359 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1008
B1	1363 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1009
C2	1375 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1010
C3	1379 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1011
C4	1383 E. Central Road, Arl. Hts., IL 60005	08-10-200-012-1012

These Units are in the part of the property which plan is approved for such construction in the Village of Arlington Heights in the property lot described as:

Lot 2 in Victor Konieczski's resubdivision of the east 250.0 feet of the west 350.0 feet of the south 256.0 feet of the north 306.0 feet of lot "B" in Kerchoff's subdivision in sections 10 and 11, Township 41 North, Range 11 East of the Third Principal Meridian and section 33, Township 42 North, Range 11 East of the third principal meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the declaration of Condominium recorded as Document 96838404 together with said units undivided percentage interest in the common elements, in Cook County Illinois.


UNOFFICIAL COPY


2. This contract is subject to the First Mortgage, encumbering the property by the All American Bank for the construction loan advanced to the Seller, the said Mortgage being recorded on December 22, 2005 as Document no: 0535610120, and all subsequent modifications thereto recorded in the Cook County Recorder's office in City of Chicago, State of Illinois.

3. The terms of the contract is to purchase all SEVEN UNITS town Homes, duly constructed, with the land etc. as stated. The time limit required under law for performance of this contract, is considered extended to facilitate the construction and marketing the Units, in the present market condition, up to and including April 15th.of the year after the closing date of the last Unit of the Seven Units. All pertinent terms agreed upon by the parties are stated in the separate agreement signed by the parties herein.

5. The Second party has agreed to complete all the remaining construction of each Unit according to the approved plan and specification and in presentable and marketable condition.

In agreement of the terms stated herein above, the parties have signed this agreement to day on 17 day of April 2008.


FIRST PARTY by authorized representative.


FIRST PARTY by authorized representative.
for Chicago Title and Trust Co. as Trustee
under Trust Agreement dated November 9,
2005 and Trust No: 800 234 5359,

Send Recorded copy and Tax Bills to:
Snehal Mehta.
6550 N. Whipple.
Chicago. IL. 60645