

# UNOFFICIAL COPY



08/19/2008

PREPARED BY, RECORDING  
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WHEN RECORDED MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Doc#: 0823254027 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2008 11:24 AM Pg: 1 of 4

## NOTICE OF OPTION CONTRACT FOR SALE AND PURCHASE

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This NOTICE OF OPTION CONTRACT FOR SALE AND PURCHASE (the "Notice") is made, executed and delivered as of the 27<sup>th</sup> day of JUNE, 2008, by and between ARTHUR MARTON ("Seller") and DORIS MOY ("Buyer").

The Seller grants to the Buyer an Option to purchase the real estate as described below (the "Property").

Legal description: 566 RIDGE A

Property Address: 8701 W. SURREY

City, State Zip: PALOS HILLS, IL 60461

Parcel#: 23-11-110-050-0000

The term of this Option Contract is from the 1<sup>st</sup> day of MAY, 2008, and expires on the 1<sup>st</sup> day of MAY, 2009. The Buyer can exercise and complete this Option Contract at any time during the Option Period.

IN WITNESS WHEREOF, the parties have executed this NOTICE OF OPTION CONTRACT FOR SALE AND PURCHASE as of the date first above written.

In witness whereof, we hereunto set our hand and seal, at EMMERT, in the County of DECATUR, State of ILLINOIS, this 27<sup>th</sup> day of JUNE, 2008.

\_\_\_\_\_  
Witness

Arthur Marton  
\_\_\_\_\_  
Seller

\_\_\_\_\_  
Witness

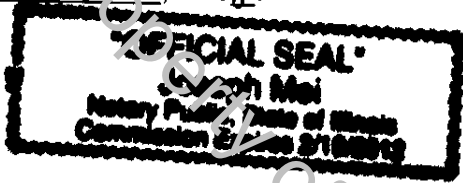
\_\_\_\_\_  
Seller

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STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

Before me, a Notary Public in and for said County, personally appeared the above named ARTHUR MARTENS who acknowledged and declared that he/she/they did sign and seal the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal, at ECMURST, in the County of DUPAGE, State of ILLINOIS, on this 27<sup>th</sup> day of JUNE, 2008.



[Signature]  
Notary Public

In witness whereof, we hereunto set our hand and seal, at ECMURST, in the County of DUPAGE, State of ILLINOIS, this 27<sup>th</sup> day of JUNE, 2008.

\_\_\_\_\_  
Witness

Doris Moy  
Buyer

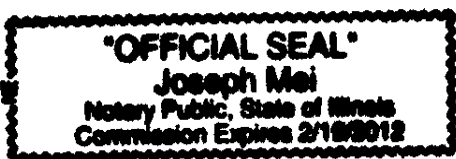
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

Before me, a Notary Public in and for said County, personally appeared the above named DORIS MOY who acknowledged and declared that he/she/they did sign and seal the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal, at ECMURST, in the County of DUPAGE, State of ILLINOIS, on this 27<sup>th</sup> day of JUNE, 2008.



[Signature]  
Notary Public

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LOT 24 IN HEATHERSFIELD WEST UNIT NUMBER 3, A METRIC SUBDIVISION OF THE SOUTH 335.10 FEET (102.138 METERS) OF THE NORTH 449.10 FEET (152.126 METERS) OF THE NORTH 1/2 (EXCEPT THE EAST 656.33 FEET [199.988 METERS]) THEREOF OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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\_\_\_\_\_ This transaction is contingent upon buyer obtaining acceptable financing;  
OR  
\_\_\_\_\_ This is a cash transaction.

5. **FINANCING AND INSPECTION PERIOD:** The Property is being sold "As Is" with regard to the physical condition of the Property and any improvements. SELLER is giving no warranties to the BUYER as to the physical condition of the real property or any improvements. BUYER shall have \_\_\_\_\_ days (the "Financing and Inspection Period") following the Effective Date to inspect and evaluate the Property. SELLER shall grant to the BUYER reasonable access to the Property for purposes of inspection and evaluation (such as environmental testing, home inspection, and BPO or appraisals, etc.). If prior to the end of the Financing and Inspection Period, BUYER gives notice to SELLER that BUYER elects to cancel this Contract (the "Cancellation Notice"), this Contract shall terminate. If BUYER does not deliver the Cancellation Notice the Contract shall continue.

Accordingly, Seller agrees to authorize Buyer to prepare various negotiating documents with various prices without obtaining Seller's signature or approval of each and every negotiating offer. Buyer to the lender(s) until a final discounted figure is accepted.

The parties acknowledge that the purchase price has been initially based on an estimated negotiated debt at closing. During negotiations, there may be several different preliminary contracts with different estimated purchase prices submitted by Buyer to the lender(s) until a final discounted figure is accepted.

SELLER understands that this transaction is a short sale and is contingent upon acceptance of short pay offers that are satisfactory to the buyer as payment in full by all current lienholders and that the SELLER will receive **NO** funds at closing. The Option period shall be reasonably extended for the purpose of obtaining said satisfactory approval(s). The Purchase Price is \$ \_\_\_\_\_ or the total purchase price will be the negotiated balances of all liens, mortgages and closing costs.

#### 4. PURCHASE PRICE

Parcel#: \_\_\_\_\_

STREET ADDRESS/CITY/STATE/ZIP: \_\_\_\_\_

#### 3. DESCRIPTION OF PROPERTY BEING SOLD: