



Doc#: 0915255058 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/01/2009 10:44 AM Pg: 1 of 3

This instrument was prepared by:

Global Property Services LLC

NOTICE OF OPTION CONTRACT FOR PURCHASE AND SALE

This NOTICE OF OPTION CONTRACT FOR PURCHASE AND SALE (the "Notice") is made, executed and delivered as of the 1st day of April, 2009, by and between

Robert Lobbins & Tamre Lobbins ("Seller") and
Global Property Services LLC ("Buyer").

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

Legal Description: LOT 416 IN DEWEY AND CUNNINGHAM'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH THREE-QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1890 AS DOCUMENT 1283538, COOK COUNTY, IL

Property Address:

7148 S. Hermitage Ave
Street Address
Chicago, IL 60636
City State Zip Code
20-30-204-042-0000
Parcel ID #

The term of this Option Contract is from the 1st day of April, 2009 and expires on the 1 day of April, 2010.

The Buyer can execute the Option Contract at any time during the Option Period. The Option Contract may be terminated and this Notice released and satisfied of record by execution and recording of a Release of Option Contract signed only by the Buyer. The Option Contract for Purchase and Sale contains, but is not limited to, the following Representations and Warranties:

Seller(s) Initial RL TL Page 5 of 7

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REPRESENTATIONS AND WARRANTIES: To induce the BUYER to enter into this Agreement, the SELLER makes the following representations, warranties, and/or covenants.

A. The property is being sold "As Is" with regard to the physical condition of any improvements. SELLER is giving no warranties to the BUYER.

B. SELLER has good and marketable title to the Property, free and clear of all liens, property taxes, encumbrances, and restrictions, except for those restrictions appearing of record, taxes for the year of closing (unless the usual county custom is to pay the property taxes in "arrears" and in such cases, arrearage taxes will be prorated into the current taxes), encumbrances that will be cleared prior to closing, and encumbrances that will be cleared at the closing out of the SELLERS proceeds from the Purchase Price.

C. There are are no condemnations or similar proceedings affecting a/any part of the Property and such no such proceeding shall be pending on the Closing Date.

D. There are no service contracts or agreements relating to the operation, maintenance, or security of the property under which the SELLER is bound and which will survive the closing.

E. SELLER understands that this transaction is a Short Sale and is contingent upon acceptance by all Lien Holders of record at the time of closing.

F. SELLER has sole and exclusive possession of the Property and will be able to deliver possession of the Property free of all leases, if any, on the Closing Date.

G. SELLER hereby grants the BUYER and/or their representatives all of the necessary rights to immediately repair, update, remediate, clean, paint, list for sale, market, negotiate, and enter into a contract to lease or sell immediately to a third party for any profit. All documentation in connection with the foregoing will be made available at the request of all Lenders, Sellers, and Buyers involved in the transaction.

H. SELLER grants BUYER the additional following: Exclusive right to negotiate the release of any and/or all Lien Holders of Record needed in order to comply with the Purchase Price of this Option Contract. In addition, seller agrees to cooperate with requests from Lien Holders in regards to inspections and other requests.

As to Seller;

Chuck Mitchell
Witness #1

Witness #2

Chuck Mitchell
Witness #1

Witness #2

Robert Lottins
Seller Signature Robert Lottins

Tangee M. Lottins
Seller Signature Tangee M. Lottins

County of Cook

State of IL

Seller(s) Initial RL TL Page 6 of 7

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As to Buyer;

Witness #1

[Signature] for Global Property Services
Buyer Signature

Witness #2

Witness #1

Buyer Signature

Witness #2

County of Cook

State of IL

I Hereby Certify that on this day, before me, an officer duly authorized in the State

of Ill to take acknowledgments, personally appeared

Robert Hobbins, Tangee Hobbins
to me

Known as the person(s) described in and who executed the foregoing instrument and Acknowledged

Before me that (he/she/they) executed the same.

10-15-12
My Commission Expires

[Signature]
Notary Signature

Lake
My County of Residence

Printed Notary

