

# UNOFFICIAL COPY



0915918050

Doc#: 0915918050 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/08/2009 03:25 PM Pg: 1 of 4

REAL ESTATE SALES CONTRACT  
Property of Cook County Clerk's Office

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**ADDENDUM TO REAL ESTATE CONTRACT**  
**DATED 3/5/2007 RE: UNIT #604, 20 N. STATE ST.**  
**CHICAGO, IL 60602**

PIN- 17-09-463-  
008-1040

**IT IS HEREBY AGREED** by RALPH VALENTE, purchaser and DEYANIRA VALENTE, seller, that DEYANIRA VALENTE shall be permitted to place for sale said unit with Real Estate Company of her own choosing, with Realtor Listing to expire on or before December 31, 2009. Listing Contract to include right of first refusal by RALPH VALENTE to be exercised within three (3) days of presentation. A copy of Listing Agreement and Sales contract to be given to RALPH VALENTE. Sales Contract to stipulate closing by Escrow Agent, and a warranty title to purchaser. Should seller fail to procure a bonafide buyer by December 31, 2009, RALPH VALENTE is free to exercise the Option to purchase said real estate for the price of \$160,000.00. Should said unit be sold to a third party within the above time span, contract shall specify that DEYANIRA VALENTE shall pay at closing to RALPH VALENTE the sum of \$37,322.00, representing money owing to RALPH VALENTE.

1. IT IS FURTHER AGREED that upon execution of this Agreement, RALPH VALENTE will issue a check to DEYANIRA VALENTE in the amount of \$1,625.00, representing the balance of the rental moneys after payment of mortgage and association fees for said unit for the month of January through May, 2009. All net balances prior to this date have been fully paid to DEYANIRA VALENTE.
2. In addition, DEYANIRA VALENTE shall give RALPH VALENTE full credit for all child support not paid to her during her stay with Sofia Valente at the premises of RALPH VALENTE providing the sole support for both, from April, 2007 through January, 2009.
3. At the Closing of the property located at 20 N. State St., Unit #604, in Chicago, Illinois RALPH VALENTE does hereby agree, to execute a release of the contract which he caused to be recorded against the property bearing Permanent Index Number 17-09-463-008-1040, said recorded contract bearing #0727131088, having been recorded at the Cook County Recorder of Deeds on September 28, 2007.
4. RALPH VALENTE further agrees that upon execution of this Agreement, he shall amend the lease for the Property located at 20 N. State St., Unit 604, in Chicago, IL in order to name DEYANIRA VALENTE as the landlord of said property and that RALPH VALENTE shall notify any and all tenants at said property to make all future rental payments to DEYANIRA VALENTE.

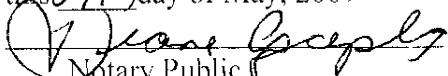
MAIL TO: RALPH VALENTE  
P.O. Box 2052  
DARIEN, IL 60561

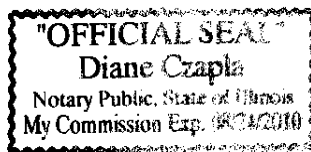
Signed and Sealed this \_\_\_\_\_ day of May, 2009.

  
DEYANIRA VALENTE

  
RALPH VALENTE

Subscribed and Sworn to before me  
this 27th day of May, 2009

  
Notary Public



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The following is a copy of a Legal Description held by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN: **17-09-463-008-1040**

SEC: **9** TWN: **39** RNG: **14**

UNIT: **604**

TWENTY N. STATE CONDOMINIUM DECLARATION PER DOC #0312944029:

Parcel 1:

That part of Lots 2, 3, 4, 5, 6 and 7 in Assessors Resubdivision of Sub Lots 1 to 5 of Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago, in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract and lying above a Horizontal plane of 14.67 feet above Chicago City Datum and lying below a Horizontal plane of 33.69 feet above Chicago City Datum and falling with the boundaries projected vertically described as follows:

beginning at the Southeast corner of said tract; Thence South 89° 59' 56" West along the South line of said tract 75.45 feet; Thence North 00° 00' 30" West 18.93 feet; Thence South 89° 59' 30" West 0.47 feet; Thence North 00° 00' 30" West 1.85 feet; Thence North 89° 59' 30" West 1.85 feet; Thence South 00° 00' 30" East 1.85 feet; Thence North 89° 59' 30" East 20.87 feet; Thence North 00° 00' 30" West 1.85 feet; Thence North 89° 59' 30" East 1.80 feet; Thence South 00° 00' 30" East 0.85 feet; Thence North 89° 59' 30" East 20.99 feet; Thence North 00° 00' 30" West 0.80 feet; Thence North 89° 59' 30" East 1.80 feet; Thence South 00° 00' 30" East 1.80 feet; Thence South 89° 59' 30" West 1.65 feet; Thence South 00° 00' 30" East 7.88 feet; Thence North 89° 59' 30" East 30.03 feet to the East line of said tract; Thence South 00° 11' 47" East along said East line 11.06 feet to the point of beginning

Also

Parcel 2:

That part of Lots 2, 3, 4, 5, 6 and 7 in Assessors Resubdivision of Sub Lots 1 to 5 of Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago, in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract and lying above a Horizontal plane of 33.69 feet above Chicago City Datum and lying below a Horizontal plane of 49.83 feet above Chicago City Datum and falling with the boundaries projected vertically described as follows: Commencing at the Southeast corner of said tract; Thence South 89° 59' 56" West along the South line of said tract 28.73 feet to the point of beginning; Thence South 89° 59' 06" West along said South line 46.98 feet; Thence North 00° 00' 30" West 2.14 feet; Thence North 89° 59' 30" East 0.50 feet; Thence North 00° 00' 30" West 16.71 feet; Thence South 89° 59' 30" West 0.50 feet; Thence North 00° 00' 30" West 2.0 feet; Thence North 89° 59' 30" East 1.0 feet; Thence South 00° 00' 30" East 1.40 feet; Thence North 89° 59' 30" East 20.97 feet; Thence North 00° 00' 30" West 1.23 feet; Thence North 89° 59' 30" East 1.23 feet; Thence South 00° 00' 30" East 0.93 feet; Thence North 89° 59' 30" East 20.85 feet; Thence North 00° 00' 30" West 0.90 feet;

**Cook County Clerk Map Department**

**Price \$5.00**

Monday, June 08, 2009

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Thence North  $89^{\circ} 59' 30''$  East 1.90 feet; Thence South  $00^{\circ} 00' 30''$  East 1.95 feet; Thence South  $89^{\circ} 59' 30''$  West 1.90 feet; Thence South  $00^{\circ} 00' 30''$  East 7.60 feet; Thence North  $89^{\circ} 59' 30''$  East 1.60 feet; Thence South  $00^{\circ} 00' 30''$  East 9.09 feet; Thence North  $89^{\circ} 59' 30''$  East 0.53 feet; Thence South  $00^{\circ} 00' 30''$  East 2.01 feet; to the point of beginning

Also

Parcel 3:

That part of Lots 2, 3, 4, 5, 6 and 7 in Assessors Resubdivision of Sub Lots 1 to 5 of Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago, in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract and lying above a Horizontal plane of 49.83 feet above Chicago City Datum and lying below a Horizontal plane of 62.84 feet above Chicago City Datum and falling with the boundaries projected vertically described as follows: beginning at the Southeast corner of said tract; Thence South  $89^{\circ} 59' 56''$  West along the South line thereof 205.44 feet to the Southwest corner of said tract; Thence North  $01^{\circ} 06' 46''$  West along the West line of said tract 43.11 feet; Thence North  $89^{\circ} 59' 30''$  East 19.50 feet; Thence South  $01^{\circ} 42' 36''$  East 0.51 feet; Thence South  $89^{\circ} 44' 20''$  East 134.27 feet; Thence North  $00^{\circ} 44' 28''$  West 86.88 feet to a North line of said tract; Thence North  $89^{\circ} 56' 18''$  East along said North line 50.95 feet to the East line of said tract; Thence South  $01^{\circ} 10' 47''$  East along said East line 128.53 feet to the point of beginning

Also

Parcel 4:

That part of Lots 2, 3, 4, 5, 6 and 7 in Assessors Resubdivision of Sub Lots 1 to 5 of Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract and lying above a Horizontal plane of 62.84 feet above Chicago City Datum and lying below a Horizontal plane of 74.80 feet above Chicago City Datum and falling with the boundaries projected vertically described as follows: Beginning at the Southeast corner of said tract; Thence South  $89^{\circ} 59' 56''$  West along the South line thereof 205.44 feet to the Southwest corner of said tract; Thence North  $01^{\circ} 06' 46''$  West along the West line of said tract 41.60 feet; Thence North  $89^{\circ} 49' 21''$  East 109.63 feet; Thence North  $00^{\circ} 10' 39''$  West 86.48 feet to the Westerly extension of a North line of said tract; Thence North  $89^{\circ} 56' 18''$  East along said extension and said North line 94.24 feet to the East line of said tract; Thence South  $01^{\circ} 10' 47''$  East along said East line 128.53 feet to the point of beginning

Also

Parcel 5:

That part of Lots 2, 3, 4, 5, 6 and 7 in Assessors Resubdivision of Sub Lots 1 to 5 of Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago, in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all lying above a Horizontal plane of 74.80 feet above Chicago City Datum