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1999-12-22 11:33:15

Cook County Recorder 23.50

LIEN AGAINST PROPERTY

1846 Lee Street

Des Plaines, Illinois 60016

Permanent Index Number 09-29-101-126 &127



Whereas Agustin Velazquez entered into the attached Real Estate Contract with Rogelio Rojas for the purchase of 1846 Lee Street, Des Plaines, Illinois. Whereas Rogelio Rojas, buyer, has complied with all of the terms of the Contract. Whereas Agustin Velazquez, Seller, has failed to comply with the terms of the Contract.

Now Therefore:

Rogelio Rojas claims a lien on the property commonly known as 1846 Lee Street, Des Plaines, Illinois, 60016 equal to the amount he has paid pursuant to the attached contract.

This instrument was prepared by Attorney Arturo Sanchez, 9714 W. Franklin Ave., Franklin Park, Illinois 60131.

When Recorded PLEASE MAIL TO Arturo Sanchez, 9714 W. Franklin Ave. Franklin Park, Illinois 60131.

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REAL ESTATE CONTRACT

Whereas, ROGELIO ROJAS desires to purchase 1846 Lee Street, Des Plaines, Illinois from AGUSTIN VELASQUEZ, a bachelor, and Whereas AGUSTIN VELASQUEZ has fallen behind and delinquent in his note and mortgage payments to Mortgage Capital Corporation or its successor First Federal Bank and, desires to sell his interest of 1846 Lee Street, Des Plaines, Illinois to ROGELIO ROJAS.

Whereas, ROGELIO ROJAS, hereinafter called BUYER, has paid to First Federal the sum of \$4,600.00 on behalf of AGUSTIN VELASQUEZ, hereinafter called SELLER, and

Whereas, the BUYER and SELLER have agreed as follows and for the consideration herein stated:

1. BUYER will pay to SELLER the additional sum of \$8,000.00 for Sellers interest in 1846 Lee Street, Des Plaines, Illinois as follows: \$5,000.00, 30 days after First Federal Bank approves the transfer of interest and title from SELLER to BUYER .

BUYER will pay September 1996 Payment to First Federal Bank in its outstanding note and mortgage and SELLER will pay the October 1996 payment to First Federal Bank on its outstanding note and mortgage concerning the premises.

SELLER Warrants that the title to 1846 Lee Street, DesPlaines, Illinois is free and clear of all liens including but not limited to real estate taxes and will at his expense clear all liens on the property excluding the existing Mortgage with First Federal Bank.

This contract is contingent upon the approval of First Federal Bank of the transfer of the premises from Seller to BUYER and the execution of a Real Estate Contract of sale using

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Chicago Title Insurance Company Form A if required by First Federal Bank.

Each of the parties will pay his cost of title charges and bank charges, if any, as is customary and usual.

Wesley King

Debra Polyzog

Property of Cook County Clerk's Office