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Doc#: 0923848073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2009 01:56 PM Pg: 1 of 3

Recorded and Prepared by:
Paragon Ventures, LLC
2050 Sanborn Cir.
Plainfield, IL 60586
Mark Whittington

Notice of Contract
for Sale and Purchase

Property of Cook County Clerk's Office

UNOFFICIAL COPY

NOTICE OF CONTRACT FOR SALE AND PURCHASE

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Company Name: Paragon Ventures, LLC
Company Address (Number, Street, Suite) 2050 Sanborn Circle
Company Address(City, State, Zip) Plainfield, IL 60586

This **NOTICE OF CONTRACT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the 2nd day of June, 2009, by and between

Anthony D Loperena Seller Paul Bircham Buyer
1300 W Roscoe And 936 Pinenut Ct.
Chicago, IL 60657 Colorado Springs, CO 80921

The Seller and Buyer hereby give notice that a sales and purchase contract dated June 2nd, 2009 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment): 1300 W. Roscoe St.
Property Address (City, State, Zip) Chicago, IL 60657
Parcel Number: 14-20-313-033-0000Section-Township: 20-40-145000-Corridor:OLIVERS:1 2E1 2S1 4Lot #: 43Block#:7 Part of lot: P

This Contract may be executed anytime before the 2nd day of December, 2009.
 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.

REPRESENTATIONS AND WARRANTIES: To induce the BUYER to enter into this Agreement, the SELLER makes the following representations, warranties, and 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 fee simple 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, encumbrances that will be cleared prior to closing, and encumbrances that will be cleared at the closing out of the SELLER's proceeds from the Purchase Price.
- C. There are no condemnations or similar proceedings affecting any part of the Property and no such proceeding shall be pending on the Closing Date. To the best of the SELLER's knowledge, no such condemnations or other proceeds are threatened or planned.
- 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. The SELLER is not subject to any commitment, obligation, or agreement, including but not limited to, any right of first refusal or option to purchase, granted to a third party, which would or could prevent the SELLER from completing the sale of the Property as contemplated by this Agreement.
- F. SELLER has sole and exclusive possession of the Property and will be able to deliver possession of the Property free of all leases on the Closing Date.
- G. SELLER understands that this transaction is a short sale and is contingent upon acceptance of short pay offers to current lien holders acceptable to Buyer and is contingent upon the re-listing of the property with a realtor and finding a third party buyer to purchase, fund and successfully close on that sales transaction. The Seller will receive **NO FUNDS** from either closing.
- H. SELLER hereby grants the Buyer and or their representatives all of the necessary rights to list for sale, market, negotiate and enter into a contract to lease or sell the property immediately to a third**

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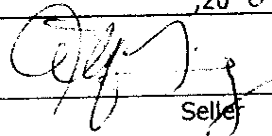
party for a profit. All documentation in connection with the foregoing will be made available at the request of all Lenders, Sellers, and Buyers involved in the transaction.

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

See "Exhibit A" (Legal Description) Attached Hereto

Acknowledgement as to Seller

In witness whereof, we hereunto set our hand and seal, at CAIRO, ILL
In the county of DUPAGE this 2ND
day of JUNE, 2009

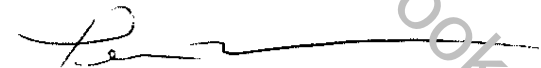
Seller


Seller

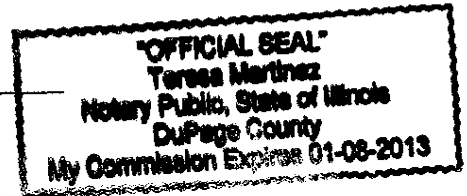
STATE OF ILLINOIS, County Of DUPAGE SS: 320-50-5093

On JUNE 2ND, 2009, before me, a Notary Public in and for said County, personally appeared
The above named ANTHONY LOPEZENA who acknowledged
and declared that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal:



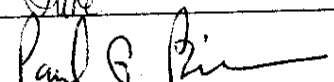
Notary Public



My commission expires: 1-8-2013

Acknowledgement as to Buyer

In witness whereof, we hereunto set our hand and seal, at
In the county of Will this 2nd
day of June, 2009



Buyer

Buyer

EXHIBIT A

Description of Property

Legal description:

Property Address: 1300 Roscoe

City, State Zip: Chicago, IL 60586

Assessor Parcel #: 14-20-313-033-0000