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Doc#: 0930648093 Fee: \$46.25
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2009 02:39 PM Pg: 1 of 3

Notice of Contract

TITLE OF DOCUMENT

THIS INSTRUMENT WAS PREPARED BY:


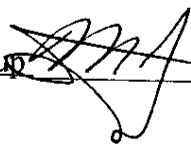
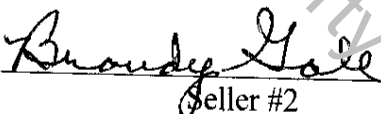
Michael Jenkins, Principal
205 E. Butterfield Rd Suite 425
Elmhurst, IL 60126

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NOTICE OF CONTRACT FOR SALE AND PURCHASE

| |
|--|
| RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: |
| Company Name: New Perspective Group LLC |
| Company Address 205 E. Butterfield Rd Suite 425 |
| Company Address ElmHurst, IL 60126 |

This **NOTICE OF AGREEMENT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the _____ day of July, 2009, by and between

 _____ **Seller #1** And **New Perspective Group**  _____ **Buyer #1**
 _____ **Seller #2** _____ **Buyer #2**

The Seller and Buyer hereby give notice that an Agreement for Sale and Purchase contract dated _____, 2009 exists between the parties for the following real property ("Property"):

| | |
|---|---------------------|
| Property Address (Number, Street, Apartment): | 5412 S. Michigan #2 |
| Property Address (City, State, Zip): | CHGO, IL 60615 |
| Parcel Number: | 201 03 09077 1003 |

This Contract for Sale and Purchase may be executed anytime before the 30th day of May, 2010. The Option Contract may be terminated and this Notice released and satisfied of record by execution and recording a Release of Option Contract signed only by Buyer.

REPRESENTATIONS AND WARRANTIES: To induce BUYER to enter into this Agreement, 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 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 closing out of SELLER's proceeds from the Purchase Price.

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NOTICE OF CONTRACT FOR SALE AND PURCHASE

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

D. 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 SELLER's knowledge, no such condemnations or other proceeds are threatened or planned.

E. SELLER has sole and exclusive possession of the Property and will be able to deliver possession of the Property to BUYER free of all leases on the Closing Date.

F. 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. SELLER will receive **NO FUNDS** from either closing.

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

Acknowledged as to Seller

In witness whereof, we hereunto set our hand and seal at 5412 S. Michigan Ave
In the county of Cook
this 21st day of September, 2009

Steven Gale
Seller #1

Bianch Gale
Seller #2

SSN #1 [Redacted] -0214

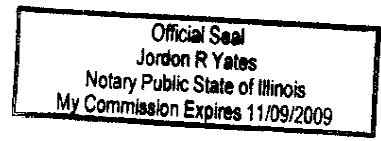
SSN #2 [Redacted] -8960

State of IL, County of Cook

On September 21, 2009, before me, a Notary Public in and for said County, personally appeared the above named Steven/Bianch Gale 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:

Jordan R Yates
Notary Public



My commission expires: _____

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NOTICE OF CONTRACT FOR SALE AND PURCHASE

Acknowledge as to Buyer

In witness whereof, we hereunto set our hand and seal at 205 E. Butterfield Rd. Elmhurst
In the county of DuPage this 24th day of Sept, 2009

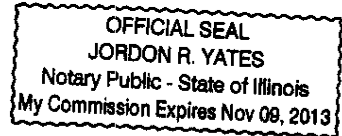
New Perspective Group LLC [Signature]
Buyer #1 Buyer #2

STATE OF I, County of DuPage.

On September 24, 2009, before me, a Notary Public in and for said County, personally appeared the above named Michael Jenkins 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:

[Signature]
Notary Public



My commission expires: _____

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 IN 5412 S. MICHIGAN AVE. CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 37.28 FEET OF LOT 4 AND THE NORTH 1 FOOT OF LOT 5 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2007 AS DOCUMENT NUMBER 0715915049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, AND D-2, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

PROPERTY ADDRESS: 5412 S. MICHIGAN AVE., UNIT 2, CHICAGO, IL 60615

PIN: 20-10-309-052-0000 (AFFECTS PIQ & OP)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.