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Notice of Contract

This instrument was prepared by:

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



Doc#: 1006254002 Fee: \$44.C
Eugene "Gene" Moore RHSP Fee:\$10.
Cook County Recorder of Deeds
Date: 03/03/2010 10:48 AM Pg: 1 of 8

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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 26th day of Feb, 2010, by and between

813 S. LaGrange LLC

Seller #1

And

New Perspective Group, LLC

Buyer #1

Seller #2_____
Buyer #2

The Seller and Buyer hereby give notice that an Agreement for Sale and Purchase contract dated _____, 2010 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment):

829 + 825 S. LaGrange Rd.

Property Address (City, State, Zip):

La Grange, IL 60525

Parcel Number:

18 09 217 052 0000

This Contract for Sale and Purchase may be executed anytime before the 20th day of Dec, 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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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 La Grange

In the county of COOK

this 20th day of FEBRUARY, 2010

MEMBER

Seller #1

Seller #2

State of Illinois, County of Cook

On February 24, 2010, before me, a Notary Public in and for said County, personally appeared the above named _____ 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:

Michael A. Butcher

Notary Public

My commission expires: 11/09/13



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Acknowledge as to Buyer

In witness whereof, we hereunto set our hand and seal at Elmhurst, IL
In the county of DeWitt this 26 day of
Feb, 2010

[Signature] Member. _____
Buyer #1 Buyer #2

STATE OF Illinois, County of Cook
On February 26, 2010, 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:

Michael A. Butcher
Notary Public

My commission expires: 11/09/13



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Lot 1 in LaGrange area development group's re-subdivision of lots 1, 2 14, 15, 16 and 17 and the vacated alley adjoining said lots in block 2. Macdonalds subdivision of the south 1/2 of the southwest 1/4 of the northeast 1/4 of section 9, township 38, north. range 12 east of the third principal meridian in cook county, Illinois.

Common Address, 825 & 829 S LaGrange Road

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