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Doc#: 1007722024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/18/2010 09:25 AM Pg: 1 of 4

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 17th day of Nov, ~~2009~~, ²⁰¹⁰ by and between

PACILIA B. CARRERA
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 3/17, ~~2009~~, ²⁰¹⁰ exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment):

1305 S. Michigan Ave, Unit 1613

Property Address (City, State, Zip):

Chicago, IL 60605

Parcel Number: 17-22-105-045-1149

This Contract for Sale and Purchase may be executed anytime before the 17 day of Nov, 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.

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- 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.
- 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.

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See "Exhibit A" (Legal Description) Attached Hereto

Acknowledged as to Seller

In witness whereof, we hereunto set our hand and seal at _____

In the county of Cook
this 17 day of March, ~~2009~~ 2010

LAVIA B. CABRERA _____
Seller #1 Seller #2

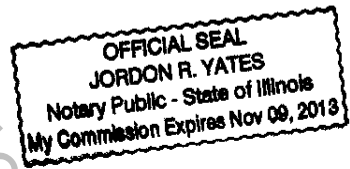
State of Illinois, County of Cook

SSN #1 339 65 8221 SSN #2 _____

On March 17, ²⁰¹⁰~~2009~~, before me, a Notary Public in and for said County, personally appeared the above named Facita B. Cabrera 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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David D. Orr

Clerk of Cook County

COUNTY OF COOK MAP DEPARTMENT

Date: 03-18-2010

**THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:
17 - 22 - 105 - 045 - 1149 BEARS THE FOLLOWING LEGAL DESCRIPTION:**

UNIT 1613 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS IN THE LOFTS AT MUSEUM PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE
DECLARATION RECORDED AS DOCUMENT NUMBER 0603732105, AND AMENDED BY DOCUMENT
NUMBER 630210068 IN THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 39 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

RD

Supervisor of Maps and Plats

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