

# UNOFFICIAL COPY

## NOTICE OF CONTRACT



Doc#: 101118029 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/21/2010 12:22 PM 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 5<sup>th</sup> day of Mar ~~2009~~, by and between

2010

ILANA MIKULA

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 3/5, ~~2009~~ exists between the parties for the following real property ("Property"):  
2010

Property Address (Number, Street, Apartment):

166 S MICHIGAN A 1411

Property Address (City, State, Zip):

CHICAGO IL 60605

Parcel Number: 17 22 107 069 1118

This Contract for Sale and Purchase may be executed anytime before the 5 day of Mar 2011.  
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.

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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.
- 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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## NOTICE OF CONTRACT

See "Exhibit A" (Legal Description) Attached Hereto

### Acknowledged as to Seller

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

In the county of COOK

this \_\_\_\_\_ day of \_\_\_\_\_, 2009 2 01 0

ILONA MIKULA in Li

Seller #1

Seller #2

State of Illinois, County of Cook

SSN #1 \_\_\_\_\_

SSN #2 \_\_\_\_\_

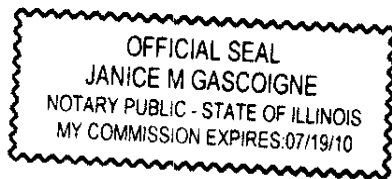
On MARCH 1st, 2009, before me, a Notary Public in and for said County, personally appeared the above named ILONA MIKULA who acknowledged and declared that they did sign the foregoing instrument and that the same is their free act and deed.

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

Janice M. Gascoigne

Notary Public

My commission expires: 7/19/2010



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## EXHIBIT A

Dwelling Unit 1411 and Garage Units P-120 in the 1464 South Michigan Avenue Condominium as delineated on the Plat of Survey of the following described real estate:

PARCEL 1: THE SOUTH 3.1 FEET OF LOT 23 (EXCEPT ALLEY) AND ALL OF LOT 24 (EXCEPT ALLEY) IN SPRING TRACT OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 4.64 FEET OF LOT 1 (EXCEPT ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 (EXCEPT THAT PORTION THEREOF TAKEN OR USED FOR AN ALLEY) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID COUNTY CLERK'S DIVISION RECORDED APRIL 23, 1878, IN BOOK 13 OF PLATS, PAGE 78, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 (EXCEPT THE NORTH 4.64 FEET THEREOF) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 8.94 FEET IN WIDTH LYING SOUTH OF AND ADJOINING LOT 1 OF THE SAME DEPTH AS LOT 1 (EXCEPT FROM EAST THOSE PARTS TAKEN AS ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 25 FEET OF LOT 1 (EXCEPT THE A PART TAKEN FOR AN ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MICHIGAN AVENUE IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS AT A POINT 772.7 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE RUNNING WEST 181.9 FEET MORE OR LESS TO A POINT MIDWAY BETWEEN THE WEST LINE OF MICHIGAN AVENUE AND THE EAST LINE OF WABASH AVENUE; THENCE RUNNING SOUTH 25 FEET; THENCE EAST TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ON SAID WEST LINE, 25 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR AND USED AS AN ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 2 (EXCEPT 9.7 FEET OFF THE WEST END THEREOF) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #0803903091 and as amended from time to time, together with an undivided percentage interest in the common elements.