

UNOFFICIAL COPY

NOTICE OF CONTRACT

**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**



Doc#: 1011118030 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

This **NOTICE OF AGREEMENT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the 5th day of Mar, ~~2009~~, 2010, by and between

ILONA MIKULKA 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"):

Property Address (Number, Street, Apartment):

4144 N SHERIDAN #505

Property Address (City, State, Zip):

CHICAGO IL 60613

Parcel Number: 14 17 409 065 1046

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

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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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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 1st day of MARCH, 2009

ILENA MELLA

Seller #1

Seller #2

State of Illinois, County of Cook

SSN #1 _____

SSN #2 _____

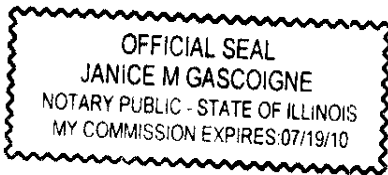
On _____, 2009, before me, a Notary Public in and for said County, personally appeared the above named _____ who acknowledged and declared that they did sign the foregoing instrument and that the same is their free act and deed.

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

Janice M Gascoigne

Notary Public

My commission expires: 7/19/2010



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EXHIBIT A

PARCEL 1:

UNIT 505 IN THE PARK SHERIDAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 AND 5 (EXCEPT THE EAST 7 FEET OF SAID LOTS) IN BLOCK 7 IN BUENA PARK, A SUBDIVISION IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE PARK SHERIDAN CONDOMINIUM RECORDED JANUARY 5, 2006 AS DOCUMENT NO. 0600634083 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 4138-44 North Sheridan Road, Chicago, IL

PIN 14-17-404-035-0000