

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

**Michael Cuevas**  
1705 N. Ashland  
Chicago, IL 60622

**UNOFFICIAL COPY**



Doc#: 1016208174 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2010 10:13 AM Pg: 1 of 4

## NOTICE OF OPTION CONTRACT FOR SALE & PURCHASE

This NOTICE OF OPTION CONTRACT FOR SALE AND PURCHASE (the "Notice") is made, executed and delivered as of the 24 day of April, 2010, by and between SHELIA SMITH (the "Seller") and MICHAEL CUEVAS (the "Buyer").

The Seller has granted, and does hereby further grant, to Buyer an option to purchase the real estate as described in Exhibit A attached hereto and by this reference incorporated herein (the "Property"), upon and subject to all terms, covenants and conditions set forth in the Option Contract For Sale and Purchase between Seller and Buyer.

The term of this Option Contract is from the 24 day of April, 2010, and expires on the 24 day of October, 2010 (the "Option Period"). The Buyer can exercise and complete this Option Contract at any time during the Option Period.

**This Option Contract may be terminated and this Notice released and satisfied of record by execution and recording of Release of Option Contract signed only by the Buyer.**

The Option Contract for Sale and Purchase contains the following Representations and Warranties:

**REPRESENTATIONS, WARRANTIES AND COVENANTS:** To induce the BUYER to enter into this Agreement, the SELLER makes the following representations, warranties, and covenants.

SELLER understands that the transaction described in this Contract is a short sale and is contingent upon acceptance by Lien Holders of discounts off of outstanding balances. Furthermore, Seller acknowledges that **SELLER WILL RECEIVE NO FUNDS UPON CLOSING OF THE SHORT SALE DESCRIBED IN THIS CONTRACT.**

From and after the Commencement Date, SELLER hereby grants the Buyer and/or their representatives all of the necessary rights to list for sale, market, negotiate and enter into a contract to lease or sell the property to a third party. Buyer is an investor and intends to resell the property for a profit. Documentation in connection with the foregoing will be made available at the request of all Lenders, Sellers and Buyers involved in the transaction. ***This Contract expressly restricts the Buyer from transferring or encumbering or purporting to transfer or encumber any interest in the property to any third party prior to the time Seller may cancel the transaction per Section 26.***

*See Exhibit A Legal Description Attached*

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property to any third party prior to the time Seller may cancel the transaction per Section 26.

*See Exhibit A Legal Description Attached*

IN WITNESS WHEREOF, the parties have executed this Notice as of the date first above written.

**AS TO SELLER**

*Sheela Smith*  
**SELLER**

\_\_\_\_\_  
**SELLER**

*Matthew Allen*  
**WITNESS**

\_\_\_\_\_  
**WITNESS #2 (Notary may be witness)**

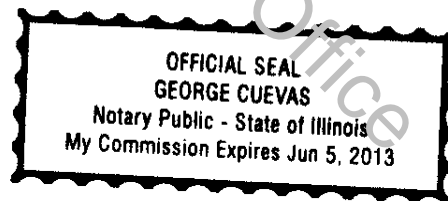
State of **ILLINOIS**  
County of **COOK**

On 4/14/10 before me, George Cuevas, a notary public, personally appeared SNEHA SMITH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of **ILLINOIS** that the foregoing is true and correct.

Witness my hand and official seal.

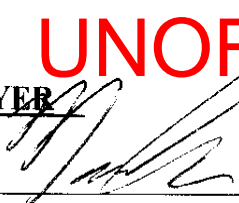
Signature *[Handwritten Signature]*



(Seal)

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AS TO BUYER



\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS #2 (Notary may be a witness)

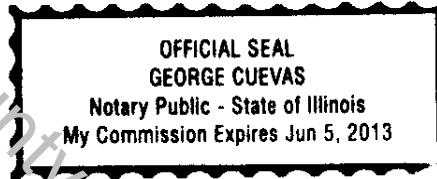
State of Illinois

County of COOK

On 21 April 2010 before me, George Cuevas, a notary public, personally appeared MICHAEL CUEVAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing is true and correct.

Witness my hand and official seal.



Signature 

(Seal)

Notary Public of Cook County Clerk's Office

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## EXHIBIT A

### Description of Property

Legal description:

- 4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:

Parcel 1:

Unit 1805, in the Kingsbury on the Park Condominium as delineated on a survey of the following described real estate; All that part of Lots 4 and 5 in the North ½ Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East ½ of the Northwest ¼ of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0318227049, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space 165 a limited common element as delineated and defined in the declaration aforesaid.

Note: For informational purposes only, the land is described as:  
653 N. Kingsbury, Unit 1805, Chicago, IL 60694

Issuing Agent: Lattas Law, LLC

For questions regarding settlement/closing please contact the authorized closing agent:

Greater Metropolitan Title  
175 East Hawthorn Parkway  
Vernon Hills, IL 60061

By: \_\_\_\_\_  
Greater Metropolitan Title

Property Address: 653 N KINGSBURY #1805

City, State Zip: CHICAGO IL 60654

Assessor Parcel #: 1709-1270-4510-75

LS  
SELLER INITIAL BUYER INITIAL