

UNOFFICIAL COPY

Cook County



NOTICE OF CONTRACT

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Doc#: 1019534137 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 03:23 PM Pg: 1 of 4

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 15 day of JUNE, 2010, by and between

Bill and Diane Loder
Seller #1

New Perspective Group, LLC and Peter Neumann
Buyer #1

And

Diane G. Loder
Seller #2

Peter Neumann
Buyer #2

The Seller and Buyer hereby give notice that an Agreement for Sale and Purchase contract dated June 1, 2010 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment): **39 E Schiller Unit 4W**

Property Address (City, State, Zip): **Chicago, IL 60610**

Parcel Number: **17031050201008**

This Contract for Sale and Purchase may be executed anytime before the 1 day of June 20 10
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 DALLAS

this 2nd day of JUNE 2010

Diane G. Luda
Seller #1

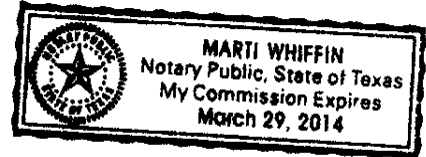
Seller #2

State of ^{Texas} ~~Illinois~~, County of ^{Dallas} ~~Cook~~

On June 2, 2010, before me, a Notary Public in and for said County, personally appeared the above named Diane Luda & William Luda 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:

Marti Whiffin
Notary Public



My commission expires: March 29, 2014

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UNIT 8 IN THE ASTOR PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25237660 AS AMENDED FROM TIME TO TIME. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office