

UNOFFICIAL COPY



1019731114

Doc#: 1019731114 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2010 12:46 PM Pg: 1 of 5

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

This **NOTICE OF AGREEMENT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the 4th day of June, 2010, by and between

Camal + Abeer Beheery 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 4th June, 2010 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment): 2625 N Clark Unit 907
Property Address (City, State, Zip): Chicago, IL 60614
Parcel Number: 14283070121044

This Contract for Sale and Purchase may be executed anytime before the 4 day of June 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.

UNOFFICIAL COPY

NOTICE OF CONTRACT

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.

UNOFFICIAL COPY

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 _____

In the county of Cook

this 4th day of June, 2010

[Signature]
Seller #1

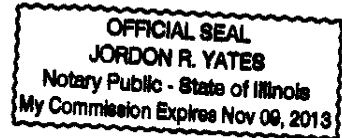
[Signature]
Seller #2

State of Illinois, County of Cook

On June 4th, 2010, 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:

[Signature]
Notary Public



My commission expires: _____

UNOFFICIAL COPY

NOTICE OF CONTRACT

Acknowledge as to Buyer

In witness whereof, we hereunto set our hand and seal at 208 N. Wabash.

In the county of Cook this 6th day of June, 2010

[Signature]
Buyer #1

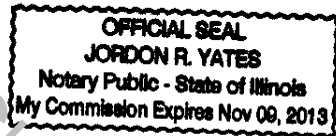
Buyer #2

STATE OF Illinois, County of Cook

On June 6th, 2010, 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:

[Signature]
Notary Public



My commission expires: _____

UNOFFICIAL COPY

green
CJ*

PARCEL 1: UNIT(S) 907, PARKING UNIT(S) 112, N/A IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 11 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939095

PARCEL 3: THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096 .

P.I.N.#: 14-28-307-004-0000;14-28-307-007-0000

Proprietary of Cook County Clerk's Office