

# UNOFFICIAL COPY

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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



Doc#: 1021108024 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/30/2010 03:22 PM Pg: 1 of 5

## 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 9 day of July, 2010, by and between Edward & Camille McKinley (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 29 day of July, 2010, and expires on the 29 day of December, 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

# UNOFFICIAL COPY

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*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

AS TO BUYER

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
WITNESS

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

State of Illinois

County of COOK

On 7/11/2010 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.

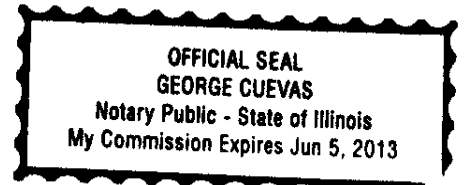
I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing is true and correct.

Witness my hand and official seal.

Signature

*George Cuevas*

(Seal)



COOK County Clerk's Office

# UNOFFICIAL COPY

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

**AS TO SELLER**

*[Signature]*  
SELLER

*[Signature]*  
SELLER

**WITNESS**

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

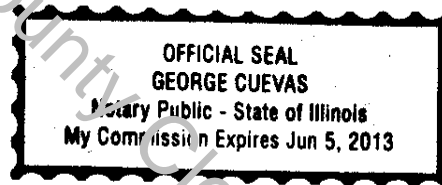
State of **ILLINOIS**

County of COCK

On July 9, 2010 before me, George Cuevas, a notary public, personally appeared Edward & Camille McKinley, 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 *[Signature]*

(Seal)

PROBATE CLERK'S OFFICE

**UNOFFICIAL COPY****EXHIBIT A****Description of Property**Legal description: 4800 South St Lawrence Unit 1N Chicago IL 60615

ALTA COMMITMENT (6/17/06)

Order Number TM291554  
Assoc File No "**STEWART TITLE**GUARANTY COMPANY  
HEREIN CALLED THE COMPANY**COMMITMENT - LEGAL DESCRIPTION**

## PARCEL 1:

UNIT NUMBER 1N IN THE ST. LAWRENCE COMMONS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 1 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 N OF T1, 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 JUNE 7, 2006 AS DOCUMENT NUMBER 0615844015; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1 AND S-7 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 7, 2006 AS DOCUMENT 0615844015.

Property Address: 4800 S. St. Lawrence #1NCity, State Zip: Chicago IL 60615Assessor Parcel #: 20102100421001