



# 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.**

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## 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 208 N. Welsh

In the county of Cook

this 14 day of July, 2010

[Signature]  
Seller #1

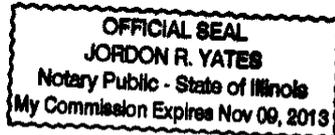
\_\_\_\_\_  
Seller #2

State of Illinois, County of Cook

On 14 July, 2010, before me, a Notary Public in and for said County, personally appeared the above named Maziar Neamian 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: \_\_\_\_\_

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**David D. Orr**

**Clerk of Cook County**

**COUNTY OF COOK MAP DEPARTMENT**

Date: 07-20-2010

**THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:  
16 - 02 - 219 - 038 - 1001 BEARS THE FOLLOWING LEGAL DESCRIPTION:**

UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN 3231 W. HIRSCH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NUMBER 0512539087, IN THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 39 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

*Paul Lee*  
Supervisor of Maps and Plats

*County of Cook Clerk's Office*