

Doc#: 1023131145 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/19/2010 04:23 PM Pg: 1 of 4

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 12th day of Aug, ~~2009~~ 2010, by and between

Jennifer Tokarz 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 8/12/2010, ~~2009~~ exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment):
1515 W. Chestnut St #3
Property Address (City, State, Zip):
Chicago, IL 60642
Parcel Number: 17-05-321-019-0000

This Contract for Sale and Purchase may be executed anytime before the 12 day of Aug 2011.
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.

REPRESENTATIONS AND WARRANTIES: To induce BUYER to enter into this Agreement,

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NOTICE OF CONTRACT

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 _____

In the county of Deer
this 12 day of August, ~~2009~~ 2010

Jennifer Tokarz
Seller #1

Seller #2

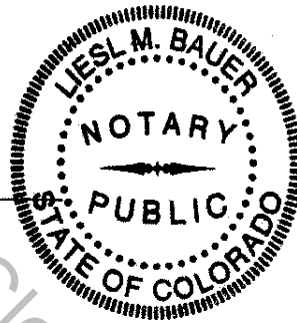
State of Illinois, County of Cook

On August 12, ~~2009~~ ²⁰¹⁰, before me, a Notary Public in and for said County, personally appeared the above named Jennifer Tokarz 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:

Liesl M. Bauer
Notary Public

My commission expires: 4-20-2011



Acknowledge as to Buyer

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STREET ADDRESS: 1515 W. CHESTNUT STREET
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-05-321-019-0000

#3

LEGAL DESCRIPTION:

PROPOSED UNIT NUMBER 3 IN 1515 WEST CHESTNUT STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 35 FEET OF LOT 2 IN HAGEMAN AND OTHERS SUBDIVISION OF THE N 2 ACRES OF BLOCKS OR OUTLOT 29 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SW 1/4) OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726415088 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 P-3 A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0726415088.

Property of Cook County Clerk's Office