

UNOFFICIAL COPY

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**



Doc#: 1023945085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/27/2010 03:19 PM Pg: 1 of 4

This **NOTICE OF AGREEMENT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the 4/9/20 day of _____, 2010, by and between

KAROL WIGNY

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 _____, 2010 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment): 1355 E. Lincoln

Property Address (City, State, Zip): Des Plaines, IL 60018

Parcel Number: 09204160020000

This Contract for Sale and Purchase may be executed anytime before the ___ day of ___ 20__.
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 _____

this _____ day of 4/9, 2010

Koral W.

Seller #1

Seller #2

State of Illinois, County of Cook

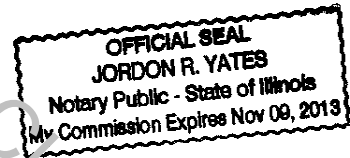
On April 9th 2010, 2010, before me, a Notary Public in and for said County, personally appeared the above named Koral W. who acknowledged and declared that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal:

Jordan R. Yates

Notary Public

My commission expires: _____



LOT 5 in Block 17 in Arthur T. McIntosh and Company's Addition to Des Plaines Heights, being a subdivision of that part east of the railroad of the south half of the Southeast Quarter, Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, and of that part west of Des Plaines Road of the south half of the Southwest Quarter (except 4 acres in the northeast corner thereof) of Section 21, Township 41 North Range 12 East of the Third Principal Meridian in the City of Des Plaines.

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PIN#: 09-20-416-002-0000

1355 E. Lincoln Avenue, Des Plaines, IL 60018

Legal Description

Secion-Township: 20-41-12

SubDiv-Condo: MCINTOSHATADPH

Lot #: 5

Block #: 17 Part of Lot:

Property of Cook County Clerk's Office