

# UNOFFICIAL COPY

PREPARED BY, RECORDING  
REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Mike Cuevas  
1705 N. Ashland  
Chicago, IL 60622



Doc#: 1024208047 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2010 10:34 AM Pg: 1 of 4

## NOTICE OF CONTRACT

This NOTICE OF CONTRACT (the "Notice") is made, executed and delivered as of the 5 day of JULY 2010, by and between FRANCISCA RAMIREZ ("Seller") and MICHAEL CUEVAS ("Buyer"). ERICK MARTINEZ

The Buyer and the Seller have entered into a Contract for the Sale and Purchase of 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 as set forth in the Contract For Sale and Purchase and Short Sale Addendum between the parties dated 5/2/2010.

The time period of this Contract is from the 13 day of JULY 2010, and expires on the 6 day of JANUARY 2011. The Buyer can complete the contractual rights set forth therein at any time during the Contract Period. This agreement may be cancelled by either party at anytime.

NOTICE OF INVESTMENT INTENT FOR TAX TREATMENT: The BUYER is acting as and intends to be a real estate investor, i.e. acquire, hold long term as a rental and resell via a 1031 tax deferred exchange or otherwise, with the goal of long-term investing. It is acknowledged by all parties that the buyer may have to respond to factors and circumstances beyond his/her/it's control and quickly liquidate the subject property. Said factors and circumstances include, but are not limited to, the ultimate negotiated purchase price, market forces, property value trends, national economic events, trends in the local rental market. Therefore, all parties participating in this contract and sale hereby agree to and acknowledge buyer's status as an investor while acknowledging that buyer may have no choice but to transfer their interest in the subject property.

Therefore, the Seller hereby grants the Buyer and/or their representatives all of the necessary rights to list for sale as a lease purchase or otherwise, market, negotiate and enter into an agreement to lease, lease purchase or contract to sell the property to an independent third party. Should the buyer's investment intent change, it will then be intention of the buyer to procure a third party lease purchase, owner financed or other arms length purchaser at a price greater than this purchase price as a condition precedent to buying this property since Buyer would then need to transfer their interest in the subject property.

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

**AS TO SELLER**

Francisco Ramirez  
SELLER

Erik Martinez  
SELLER

Linda Noda  
WITNESS

WITNESS #2 (Notary may be witness)

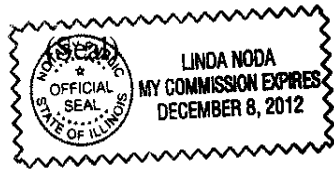
State of ILLINOIS  
County of Cook

On 7/5/2010 before me, LINDA NODA, a notary public, personally appeared FRANCISCO RAMIREZ & ERIC MARTINEZ, 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 Linda Noda



Property of Cook County Clerk's Office

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AS TO BUYER



MICHAEL CUEVAS

BUYER

WITNESS

WITNESS #2 (Notary may be a witness)

State of Illinois

County of COOK

On 7/5/10 before me, LINDA NODA, 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 Linda Noda

(Seal)



Notary Public of Cook County Clerk's Office

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## EXHIBIT A

### Description of Property

Legal description: CONDO 2 Bedrooms 1 Bath

4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:

UNIT NO. G, BUILDING CT-3, IN THE NORWOOD COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 3 FEET OF LOTS 1 AND 6 AND ALL OF LOTS 2 TO 5 IN NORWOOD COURTS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE FOREGOING PARCEL AS SET FORTH IN INSTRUMENTS RECORDED AS DOCUMENTS 15929348 AND 15 957209, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25211651 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is described as:  
6119 N. Seeley #G, Chicago, IL 60659

Issuing Agent: Lattas Law, LLC

For questions regarding settlement/closing please contact the authorized closing agent:

Greater Metropolitan Title

2340 South Arlington Heights Road Ste 203

Arlington Heights, IL 60005

P: (847) 952-0983 F: (847) 952-3806

Property Address: 6119 N SEELEY AVE

City, State Zip: Chgo, IL 60659

Assessor Parcel #: 1406-1210-1110-82