

# UNOFFICIAL COPY



1026029051

**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#: 1026029051 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2010 02:46 PM Pg: 1 of 4

Property of Cook County Clerk's Office

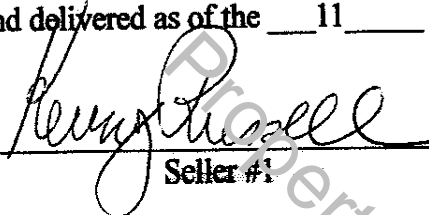
**UNOFFICIAL COPY****NOTICE OF CONTRACT FOR SALE AND PURCHASE****RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

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 11 day of August, 2010, by and between

 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 8-11, 2010 exists between the parties for the following real property ("Property"):

Property Address (Number, Street, Apartment):  
474 N. Lake Shore Dr., Unit #2507

Property Address (City, State, Zip):  
Chicago, IL 60611

Parcel Number: 17-10-222-007-1109

This Contract for Sale and Purchase may be executed anytime before the 11<sup>th</sup> day of Aug, 2010. 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, 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.

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## NOTICE OF CONTRACT FOR SALE AND PURCHASE

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.**

See "Exhibit A" (Legal Description) Attached Hereto

### Acknowledged as to Seller

In witness whereof, we hereunto set our hand and seal at 203 N. Wabash Ave., Chicago, IL

In the county of COOK  
this 11 day of August, 2010

Kevin Russell  
Seller #1

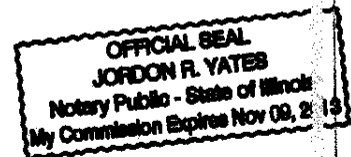
\_\_\_\_\_  
Seller #2

State of Illinois, County of Cook

On August 11, 2010, before me, a Notary Public in and for said County, personally appeared the above named Kevin Russell 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: \_\_\_\_\_

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: Unit No. 2507 in 474 North Lake Shore Drive, a Condominium, as delineated on a plat of survey of the following described tract of land: Lot 2 in Block 5 in Cityfront Center and part of the Ogden Slip lying southerly of and adjoining said Lot 2, being a part of the north fraction of Section 10, Township 39 north, Range 14, east of the Third Principal Meridian, which plat of survey is attached as Exhibit "C" to the declaration of condominium ownership recorded November 10, 2005 as document 0531422075, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 17-10-222-007-1109 Vol. 0501

Property Address: 474 North Lakeshore Drive, #2507, Chicago, Illinois 60611

grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.