

UNOFFICIAL COPY



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

Mike Cuevas
1705 N. Ashland
Chicago, IL 60622

Doc#: 1026708368 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2010 02:53 PM Pg: 1 of 4

NOTICE OF CONTRACT

This NOTICE OF CONTRACT (the "Notice") is made, executed and delivered as of the 20th day of September 2010, by and between Enez Brandon Vejsel ("Seller") and MICHAEL CUEVAS ("Buyer").

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 Sept. 27th 2010.

The time period of this Contract is from the 27th day of September 2010, and expires on the 27 day of MARCH 2010. 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/its 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 OF CONTRACT as of the date first above written.

In witness whereof, we hereunto set our hand and seal, at CHICAGO, in the County of COOK, State of ILLINOIS, this 9th day of SEPTEMBER, 2010.

[Signature]
WITNESS

[Signature]
SELLER

WITNESS

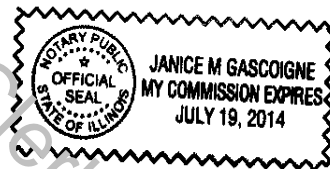
SELLER

State of Illinois
County of COOK ss:

Before me, a Notary Public in and for said County, personally appeared the above named ENEZ B. VESELLI who acknowledged and declared that he/she/they did sign and seal the foregoing instrument and that the same is his/her/their free act and deed. He/She/They is/are personally known to me or have provided the following form of identification: _____

In testimony whereof, I have hereunto set my hand and official seal, at CHICAGO, in the County of COOK, State of ILLINOIS, on this 9th day of SEPTEMBER, 2010.

[Signature]
Notary Public



In witness whereof, we hereunto set our hand and seal, at _____, in the County of COOK, State of ILLINOIS, this 20 day of September, 2010.

WITNESS

[Signature]
BUYER

WITNESS

Seller Initials [Signature]

Buyer Initials JML

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State of Illinois
County of COOK ss:

Before me, a Notary Public in and for said County, personally appeared the above named MICHAEL CUEVAS who acknowledged and declared that he/she/they did sign and seal the foregoing instrument and that the same is his/her/their free act and deed. He/She/They is/are personally known to me or have provided the following form of identification: _____

In testimony whereof, I have hereunto set my hand and official seal, at _____, in the County of COOK, State of ILLINOIS, on this 20 day of September, 2010.

George Cuevas
Notary Public

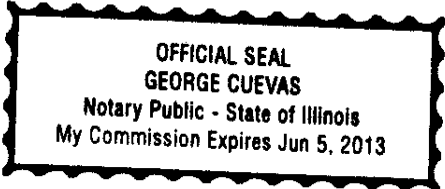


EXHIBIT A

Description of Property

Legal description:

SEE ATTACHED

Property Address: 926 W. Ainslie # 2N

City, State Zip: Chicago, IL 60640

Assessor Parcel #: 14-08-413-021-0000

Seller Initials MC

Buyer Initials ML

UNOFFICIAL COPY**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY

*First American Title Insurance Company***SCHEDULE A**

1. Commitment Effective Date: 9/08/2007 Commitment No. 10-1167
2. Policy or Policies to be issued
- | | Amount |
|-----------------------------------|--------------|
| ALTA Owner's Policy (2006 Form) | \$300,000.00 |
| Proposed Insured: Michael Cuevas, | |
| ALTA Loan Policy (2006 Form) | \$ |
| Proposed Insured: TBD | |
3. The estate or interest in the land described or referred to in this Commitment, and covered herein, is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:
- Enez B. Vejseli,
4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:
- UNIT 2N, BUILDING 926 IN 918 WEST AINSLIE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOTS 20 & 21 IN BLOCK 2 IN GEORGE F. SPOOR'S SUBDIVISION OF BLOCK 4 IN CORNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0514403088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Note: For informational purposes only, the land is described as:
 926 W Ainslie St #2N, Chicago, IL 60640

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

By: _____
 Greater Metropolitan Title