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Doc#: 1034046045 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2010 01:39 PM Pg: 1 of 4

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

DQDecue Investments Inc.
1705 N. Ashland
Chicago, IL 60622

NOTICE OF CONTRACT

This NOTICE OF CONTRACT (the "Notice") is made, executed and delivered as of the 29 day of OCTOBER, 2010, by and between ERIC / LAURA LEAL ("Seller") and MARICIE SCHMIDT ("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 10/29/10.

The time period of this Contract is from the 10th day of NOVEMBER, 2010, and expires on the 10th day of MAY, 2016. 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. Purchaser may be purchasing the property on behalf of DQDecue Investments Inc. as agent. 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

Seller Initials _____

Buyer Initials _____

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to buying this property since Buyer would then need to transfer their interest in the subject property.

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 1705 ASHLAND, in the County of COOK, State of IL, this 29 day of OCT.

WITNESS [Signature]
SELLER

WITNESS [Signature]
SELLER

State of Illinois
County of COOK ss:

Before me, a Notary Public in and for said County, personally appeared the above named Laura Leal & Eric Leal 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: drivers license

In testimony whereof, I have hereunto set my hand and official seal, at 1705 N. Ashland Ave in the County of COOK, State of IL, on this 29 day of October, 2010

[Signature]
Notary Public



In witness whereof, we hereunto set our hand and seal, at 1705 ASHLAND, in the County of COOK, State of IL, this 29 day of OCT, 2010.

WITNESS [Signature]
BUYER

WITNESS

Seller Initials EL

Buyer Initials MS

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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 MARCO SCHMIDT 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: DRIVERS LICENSE

In testimony whereof, I have hereunto set my hand and official seal, at 1705 ASHLAND, in the County of COOK, State of IL, on this 27 day of NET, 2010.

Notary Public

EXHIBIT A

Description of Property

Legal description:

SEE ATTACHED

Property Address: 2530 W MORSE

City, State Zip: CHICAGO IL 60645

Assessor Parcel #: 10-36-221-024-0000

Seller Initials EL

Buyer Initials MS

UNOFFICIAL COPY**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY

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

1. Commitment Effective Date: 9/17/2010 Commitment No. 10-1205
2. Policy or Policies to be issued
- | | Amount |
|-----------------------------------|--------------|
| ALTA Owner's Policy (2006 Form) | \$350,000.00 |
| 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 lands at the effective date hereof vested in:
- Eric Leal and Laura G. Leal, husband and wife as tenants by the entirety
4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:
- LOT 35 AND THE WEST 1/2 OF LOT 36 IN BLOCK 14 IN NATIONAL CITY REALTY COMPANY'S THIRD ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is described as:
2530 W Morse Ave, Chicago, IL 60645

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

This commitment is valid only if Schedule B is attached.

By: _____
Greater Metropolitan Title