

UNOFFICIAL COPY

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



Linda Karp
828 S. Wabash Suite 200
Chicago, IL 60605

Doc#: 1034918001 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2010 10:09 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 November, 2010, by and between Eun Bomb-Kim ("Seller") and Linda Karp ("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 11-05-2010.

The time period of this Contract is from the 15 day of November, 2010, and expires on the 4 day of November, 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.

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

Seller Initials LK

Buyer Initials LK

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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 _____, in the County of _____, State of _____, this _____ day of _____.

WITNESS

SELLER *[Signature]*

WITNESS

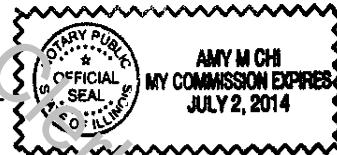
SELLER

State of Illinois
County of Cook ss:

Before me, a Notary Public in and for said County, personally appeared the above named _____ 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 Ill., on this 5th day of Nov, 2010.

[Signature]
Notary Public



In witness whereof, we hereunto set our hand and seal, at 828 S Wabash, in the County of Cook, State of Ill, this 2 day of Dec, 2010.

WITNESS

[Signature]
BUYER

WITNESS

Seller Initials GLK

Buyer Initials CK

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State of Illinois
County of _____ ss:

Before me, a Notary Public in and for said County, personally appeared the above named Ludica Keys 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: ILL DL

In testimony whereof, I have hereunto set my hand and official seal, at 828 S. Walsh, in the County of Cook, State of Ill, on this 2 day of December, 2014.

Nicole Bella
Notary Public

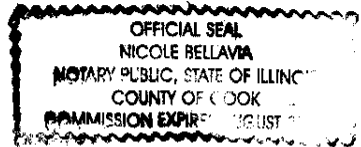


EXHIBIT A

Description of Property

Legal description:

SEE ATTACHED

Property Address: 307 Country Lane # 307
City, State Zip: Des Plaines, IL 60016
Assessor Parcel #: 09-09-201-056-1023

Seller Initials ZIC

Buyer Initials LK

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ALTA Commitment (6/18/07 IL v. 1992)

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

SCHEDULE A

1. Commitment Effective Date: 11/04/2010 Commitment No. 10-1389
2. Policy or Policies to be issued
- | | Amount |
|---------------------------------|--------------|
| ALTA Owner's Policy (2006 Form) | \$185,000.00 |
| Proposed Insured: Linda Karp | |
| 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:
- Eun Bong Kim,
4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:

UNIT 307 IN COUNTRY HOMES OF BECK LAKE WOODS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF ILLINOIS TOLL ROAD AND PART OF LOT 1 IN LEVERENTZ SUBDIVISION LYING WEST OF THE WESTERLY LINE OF ILLINOIS TOLL ROAD, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27402545 TOGETHER IN ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is described as:
307 Country Lane, Des Plaines, IL 60016

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.