

# UNOFFICIAL COPY

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

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



Doc#: 1103245027 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2011 11:02 AM Pg: 1 of 4

## NOTICE OF CONTRACT

This NOTICE OF CONTRACT (the "Notice") is made, executed and delivered as of the 3rd day of January, 2011, by and between MATTHEW & KATE NIEDFELDT ("Seller") and WIKASELA 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 January 12 2011.

The time period of this Contract is from the 12th day of January, 2011, and expires on the 12 day of July, 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. 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 MN

Buyer Initials WS

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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 Chicago, in the County of Cook, State of IL, this 5<sup>th</sup> day of January, 2011.

\_\_\_\_\_  
WITNESS Mark  
SELLER

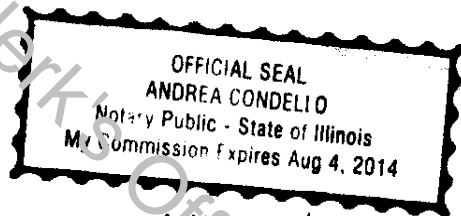
\_\_\_\_\_  
WITNESS Kate Nick  
SELLER

State of Illinois  
County of Cook ss:

Before me, a Notary Public in and for said County, personally appeared the above named Matthew & Kate Nierfeldt 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 705 N. Ashland Ave in the County of Cook, State of IL, on this 5 day of January, 2011.

Andrea Condelio  
Notary Public



In witness whereof, we hereunto set our hand and seal, at 705 N. Ashland Ave in the County of Cook, State of IL, this 5 day of January, 2011.

\_\_\_\_\_  
WITNESS Matthew & Kate  
BUYER

\_\_\_\_\_  
WITNESS

Seller Initials MN KN

Buyer Initials M

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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 Marisela 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: Personally Known

In testimony whereof, I have hereunto set my hand and official seal, at Chicago, in the County of Cook, State of IL, on this 5<sup>th</sup> day of January, 2011.

Andrea Condello  
Notary Public

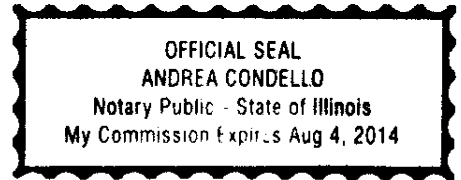


EXHIBIT A

Description of Property

Legal description:

SEE ATTACHED

Property Address: 3101 W. Armitage #4

City, State Zip: Chicago, IL 60647

Assessor Parcel #: 13363000281008

Seller Initials MN KN

Buyer Initials MS

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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: 12/09/2010 Commitment No. 10-1512
2. Policy or Policies to be issued Amount
- |                                 |              |
|---------------------------------|--------------|
| ALTA Owner's Policy (2006 Form) | \$275,000.00 |
| Proposed Insured: TBD           |              |
| 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 as of the effective date hereof vested in:
- Matthew Niedfeldt and Kate Niedfeldt, husband and wife as tenants in common
4. The land referred to in this Commitment is situated in the County of Cook, State of Illinois, and is described as follows:
- PARCEL 1: UNIT 4W IN 3101 WEST ARMITAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN BLOCK 1 IN NILS F. OLSON'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 29, 2004 AS DOCUMENT NO. 0427327057 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0427327057.

Note: For informational purposes only, the land is described as:  
3101 W Armitage Ave #4W, Chicago, IL 60647

Issuing Agent: Thomas J. Murphy  
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