



Doc#: 1116544049 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2011 02:30 PM Pg: 1 of 4

PREPARED BY, RECORDING
REQUESTED BY AND
WHEN RECORDED MAIL TO:
HK Creative Investments, Inc.
1800 Holly Lane
Munster, IN 46321

Notice of Contract

This NOTICE OF CONTRACT (the "Notice") is made, executed and delivered as of the 3 day of JUNE, 2011, by and between James A. Baker ("Seller") and HARRY KUNELIS ("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 of the short sale property between the parties dated 6.6.11.

The time period of this Contract is from the 6th day of June, 2011, and expires after two hundred (200) days of the aforementioned date. 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, or quickly wholesale with the goal of short or long-term investing. Purchaser may be purchasing the property on behalf of HK Creative 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 liquidate the subject property in a timely manner. 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 seller 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. Seller hereby grants the buyer and/or their representatives all of the 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 the 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. Such conditions may be determined but not limited to the current real estate market, interest rates, outside factors, property vandalism, and other real estate market trends.

1 Seller Initials

Buyer Initials

UNOFFICIAL COPY

Notice of Contract, cont.

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 First American Bank
1345 W Diversey Ave, Chicago, IL
in the County of Cook, State of Illinois, this 3rd day of June, 2011. 60614

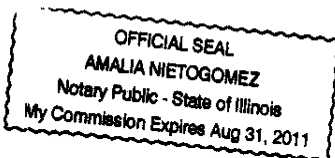
[Signature]
WITNESS

[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 James A Binder 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: Illinois DL

In testimony whereof, I have hereunto set my hand and official seal, at First American Bank
1345 W. Diversey Ave, Chicago, IL
in the County of Cook, State of Illinois, on this 3rd day of June, 2011. 60614

[Signature]
Notary Public

In witness whereof, we hereunto set our hand and seal, at Lattas Law
in the County of Cook, State of Illinois, this 13 day of June, 2011.

[Signature]
WITNESS

[Signature]
BUYER

WITNESS

2 Seller Initials [Signature]

Buyer Initials [Signature]

UNOFFICIAL COPY

Notice of Contract, cont...

State of Illinois
County of Cook ss:

Before me, a Notary Public in and for said County, personally appeared the above named Harry Kunel's 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 13 day of June, 2011.



Notary Public

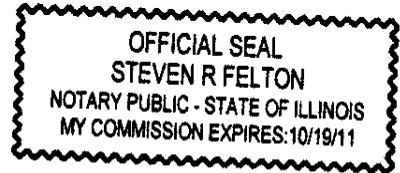


EXHIBIT A

Description of Property

Legal description:

SEE ATTACHED

Property Address: 1456 N. Washenaw Avenue Unit 1

City, State Zip: Chicago, Illinois 60622

Assessor Parcel #: 16-01-209-041-1001

3 Seller Initials JAK

Buyer Initials HK

UNOFFICIAL COPY

The following is a copy of a Legal Description held by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN 16 - 01 - 209 - 041 - 1001

UNIT: 1 LOT: BLOCK: OUTLOT:

1456 N. WASHTENAW CONDO DECLARATION PER DOC #0626431085;

LOT 2 IN BLOCK 6 IN H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF

SECTION 1 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ALL IN COOK COUNTY, ILLINOIS