



1123134026D

Prepared by and after recording return to: )  
Keith A. Zerman )  
Gardi & Haught, Ltd. )  
939 Plum Grove Road )  
Suite C )  
Schaumburg, Illinois 60173 )  
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)

Doc#: 1123134026 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2011 09:43 AM Pg: 1 of 3

Above this line for official use only

**MEMORANDUM OF INSTALLMENT AGREEMENT FOR DEED**

This is a Memorandum of Installment Agreement for Deed (the "Memorandum"), dated August 5, 2011 between SHERPA CAPITAL GROUP, LTD., an Illinois limited liability company, ("Seller") and MARIA ISABEL GONZALEZ, an individual resident of the state of Illinois ("Purchaser") concerning the real property commonly known as 8440 South Kenneth Chicago, Illinois, and legally described on Exhibit "A" attached hereto and made a part hereof by reference ("Property").

For good and valuable consideration, Seller has agreed to sell, and Purchaser has agreed to buy, the Property upon the terms and conditions set forth in the Memorandum, which terms and conditions are incorporated in this Memorandum by this reference. Except upon the earlier of (a) the consummation of the transactions contemplated in the Agreement or (b) the termination of the Agreement as provided in the Agreement, from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Purchaser, which consent shall not be unreasonably withheld, conditioned or delayed.

This Memorandum is not a complete summary of the Agreement. Provisions of this Memorandum shall not be used in interpreting the Agreement. In the event of conflict between this Memorandum and the Agreement, the Agreement shall control.

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Installment Agreement for Deed as of August 15, 2011.

**PURCHASER:**

*Maria Isabel Gonzalez*  
MARIA ISABEL GONZALEZ

**SELLER:**

SHERPA CAPITAL GROUP, LLC

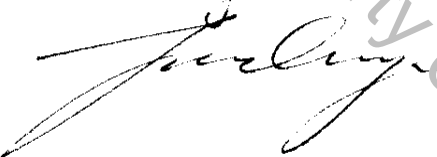
BY: *AS*

ITS: MEMPET-

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 5 day  
of August, 2011, by MARILISABEL GONZALEZ as Purchaser.

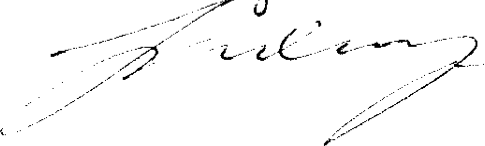


Notary Public My Commission Expires: 6/25/2013



STATE OF ILLINOIS )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 5 day  
of August, 2011, by SHERPA CAPITAL CORP and on behalf of Seller.



Notary Public My Commission Expires: 6/25/2013



Office

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

LOT 13 IN BLOCK 33 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSORS DIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-34-303-014-0000

Property of Cook County Clerk's Office