

# UNOFFICIAL COPY



**Prepared by and after recording**

**Return to:**

Stahl Cowen Crowley & Addis, LLC  
55 W. Monroe St., Ste. 1200  
Chicago, Illinois 60603  
Attn: Jeffrey J. Stahl, Esq.

Doc#: 1124410063 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2011 04:05 PM Pg: 1 of 4

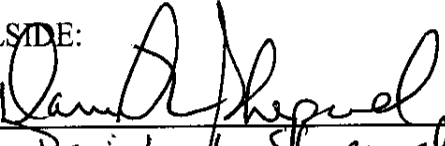
## **RIGHT OF FIRST REFUSAL AGREEMENT**

During the period from the date of this Right of First Refusal Agreement ("Agreement") until two (2) years afterward, ("Rights Period") the Hillside Disabled Veterans Home Project, an Illinois not-for-profit corporation ("Hillside") shall have the right of first refusal to purchase 34 Oak Avenue, Hillside, Illinois (the "Property"), as is legally described in Exhibit A hereto, from Sergio Lopez and Maria Lopez (collectively, "Lopez"), or their successors or assigns, in the event Lopez transfers, conveys, grants, bargains, or assigns any or all of the Property (collectively, a "Trigger Event"). Hillside's right of first refusal to purchase Property shall expire at the end of the Rights Period. If a Trigger Event occurs during the Rights Period, Lopez shall promptly give Hillside written notice of the details of same ("Offer"), which notice shall include a copy of any such signed letter of intent or contract ("Lopez's Notice"). If Hillside elects to exercise its right of first refusal to purchase the Property, Hillside shall deliver to Lopez written confirmation of Hillside's election to purchase the Property for One Dollar and 00/100 (\$1.00). If Hillside elects not to exercise its right of first refusal, then Hillside shall record a waiver of right of first refusal (the "Waiver"), as it pertains solely to the Offer, with the Office of the Cook County Recorder of Deeds. Upon recording of the Waiver, Lopez may consummate the transaction in accordance with the Offer. If Hillside does not exercise its right of first refusal hereunder and, thereafter, Lopez fails to consummate the transaction in accordance with the Offer, then Hillside's right of first refusal hereunder shall continue in full force and effect with respect to all subsequent Offers received by Lopez during the remainder of the Rights Period. If Hillside does not exercise its right of first refusal hereunder and, thereafter, Lopez consummates the transaction in accordance with the Offer, then Hillside's right of first refusal hereunder shall cease and Hillside shall have no further right of first refusal to purchase the Property pursuant to this Agreement.



*[signatures appear on the following page]*

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HILLSIDE:

By:   
Name: Daniel L. Shepherd  
Its: President  
Dated: 8/3/2011

LOPEZ:

  
SERGIO LOPEZ  
  
MARIA LOPEZ  
Dated: 8-3-11

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Don Shupard, as President of the Hillside Disabled Veterans Home Project, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2011.

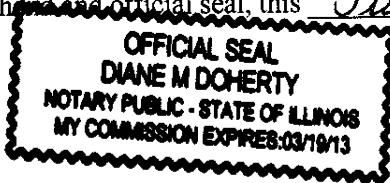


Diane M. Doherty  
Notary Public

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Maria Lopez, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2011.



Diane M. Doherty  
Notary Public

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Sergio Lopez, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2011.



Diane M. Doherty  
Notary Public

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## EXHIBIT A

### Legal Description

LOT 6 IN BLOCK 2 IN BOEGER'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY (EXCEPT THE EAST 5 CHAINS OF THE NORTH 10 CHAINS AND EXCEPT THE WEST 166.5 FEET THEREOF) IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 15-17-02-023-0000

Address: 34 Oak Avenue, Hillside, Illinois