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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2012 11:41 AM Pg: 1 of 8

This Document Prepared By and
After Recording Return to:

Max J. Kanter, Esq.
Hinshaw & Culbertson LLP
222 N. LaSalle Street, Suite 300
Chicago, Illinois 60601

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MEMORANDUM OF PURCHASE AGREEMENT

This Memorandum of Purchase Agreement ("Memorandum") is made as of April 23, 2012.

1. CHICAGO TITLE LAND TRUST COMPANY, successor trustee to American National Bank and Trust Company of Chicago as trustee under trust agreement dated December 27, 1989 and known as trust number 110044-(the "Land Trustee") and Joseph J. Sullivan and Amy Schroeder (jointly and severally, "Beneficiary"; the Land Trustee and Beneficiary are sometimes collectively or individually referred to as the "Seller") and ONNI CAPITAL LLC, a Nevada limited liability company ("Buyer") are parties to that certain Real Estate Purchase and Sale Agreement dated as of April 23, 2012 (the "Contract"), pursuant to which Seller has agreed to sell to Buyer, and Buyer has agreed to purchase from Seller, the real property legally described on Exhibit A attached hereto (the "Property").

2. Seller and Buyer have recorded this Memorandum to place all third parties on notice of the interest of Buyer in the Property. During the term of the Contract, Seller shall not (a) convey the Property, or any part thereof or interest therein, (b) record a mortgage or any other lien or encumbrance against the Property, or any part thereof, or (c) permit or allow the assignment (whether collateral or otherwise) of all or any part of any beneficial interest in Seller, in any event except as provided in the Contract.

3. To the extent of any conflict between this Memorandum and the terms of the Contract, the Contract shall control.

4. The Contract and this Memorandum shall be governed by and interpreted in accordance with the laws of the State of Illinois.

[Signature and Notary Pages Follow]

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the day and year first above written.

BUYER:

ONNI CAPITAL LLC, a Nevada limited liability company

By: *K. L. C.*
Name: KEVIN CARPENTER
Title: VP ACQUISITIONS

SELLER:

CHICAGO TITLE LAND TRUST COMPANY,
successor trustee to American National Bank and
Trust Company of Chicago, as trustee under trust
agreement dated December 27, 1989 and known as
trust number 110044-05

By: _____
Name: _____
Title: _____

Joseph Sullivan

Amy Schroeder

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the day and year first above written.

BUYER:

ONNI CAPITAL LLC, a Nevada limited liability company

By: _____
Name: _____
Title: _____

SELLER:

CHICAGO TITLE LAND TRUST COMPANY, successor trustee to American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 27, 1989 and known as trust number 110044-05

By: _____
Name: **MARIO V. GOTANCO**
Title: **Trust Officer**

Joseph Sullivan

Amy Schroeder

Property of Cook County Clerk's Office

ATTN: MAR CAN FC

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the day and year first above written.

BUYER:

ONNI CAPITAL LLC, a Nevada limited liability company

By: _____
Name: _____
Title: _____

SELLER:

CHICAGO TITLE LAND TRUST COMPANY, successor trustee to American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 27, 1989 and known as trust number 110044-05

By: _____
Name: _____
Title: _____

Joseph J. Sullivan

Joseph Sullivan

Amy Schroeder

J. J. Sullivan
4/25/12

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the day and year first above written.

BUYER:

ONNI CAPITAL LLC, a Nevada limited liability company

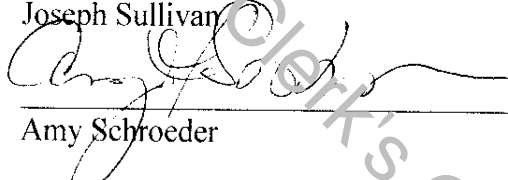
By: _____
Name: _____
Title: _____

SELLER:

CHICAGO TITLE LAND TRUST COMPANY,
successor trustee to American National Bank and
Trust Company of Chicago, as trustee under trust
agreement dated December 27, 1989 and known as
trust number 110044-05

By: _____
Name: _____
Title: _____

Joseph Sullivan



Amy Schroeder

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I, the undersigned, Notary Public for the Province of British Columbia, do hereby certify that, in the City of Vancouver, Kevin Carpenter, the VP of Acquisitions of ONNI CAPITAL LLC., a Nevada limited liability company, and personally known to me to be the same person whose same is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 23 of April, 2012.


NOTARY PUBLIC

Print Name:

Address:

Chris Jackson

Barrister & Solicitor

ONNI GROUP

300 - 550 Robson Street

Vancouver, BC V6B 2B7

T: (604) 602-7711

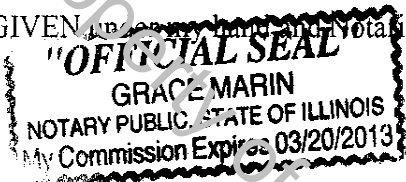
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIO V. GOTANCO, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, successor trustee to American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 27, 1989 and known as trust number 110044-05, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act and deed of said land trust for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3rd day of April, 2012.



Grace Marin
NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ of ONNI CAPITAL LLC., a Nevada limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of April, 2012.

NOTARY PUBLIC

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EXHIBIT A

Legal Description of Property

PARCEL 1:

LOTS 4 TO 8 INCLUSIVE, EXCEPT THE SOUTH 10 FEET THEREOF, IN BLOCK 6 OF BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, ALSO THE WEST 16 FEET OF LOTS 2 TO 5 TOGETHER WITH THE WEST 16 FEET, EXCEPT THE SOUTH 10 FEET THEREOF, OF LOT 1 IN E. BLACKMAN'S SUBDIVISION OF LOTS 1, 2 AND 3 IN SAID BLOCK 6, ALSO THAT PART OF THE NORTH 1/2 OF BLOCK 6 IN ASSESSOR'S DIVISION OF THAT PART EAST OF THE RIVER AND SOUTH AND WEST OF ERIE STREET, KNOWN AS KINGSBURY TRACT, THAT LAYS EAST OF A LINE 144 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 6 ALL OF THE ABOVE BEING SITUATED IN THE NORTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED RECORDED OCTOBER 22, 1962 AS DOCUMENT 18624759, MADE BY J. EMIL ANDERSON & SONS, INC. TO L-H REALTY COMPANY, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 353 West Grand Avenue, Chicago, IL 60610

Tax ID Number: 17-09-131-004-0000, 17-09-242-009-0000, 17-09-242-010-0000