



Doc#: 1224246137 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2012 02:51 PM Pg: 1 of 4

## Release and Hold Harmless Agreement

This AGREEMENT, made as of the 27 day of August 2012 between **Partners In Charity, Inc.** with a corporate office at 86 N. Williams ("Seller") and **Inecia Sneed**, whose address is ("Buyer").

### WITNESSETH:

**WHEREAS**, Seller and Buyer are the parties to a real property purchase and sale transaction, dated August 27, 2012, with respect to the property located at 5945 S. Paulina, Chicago, IL, 60636; and

**WHEREAS**, Seller and Buyer previously agreed that Agent would act as escrow/closing agent with respect to the funds involved in the purchase transaction; and

**WHEREAS**, Agent did act in such capacity.

**NOW, THEREFORE**, Seller, Buyer and hereby agree as follows:

1. Agent acknowledged and received funds involved with regard to this transaction. Agent processed this file in the normal course of its business and proceeded with the purchase.
2. Seller and Buyer decided to proceed with the transaction and agreed that Buyer would assume the risk of all title defects, estoppel amounts if any are due and payable and all code violations and permit issues on the property.
3. Further, Buyer acknowledges that action may be taken to enforce compliance with the a code enforcement lien and open permits including but not limited to fines, or demolition for non-compliance, with the State of Illinois.
4. Buyer has chosen to rely on his own investigation regarding said code enforcement lien, open permits and title defects and any action regarding same, including the time frames for compliance.
5. Buyer further agrees to purchase the property "as is", "where is" including said deficiencies and hold Seller and Agent harmless for said code enforcement lien, open permits, unpaid estoppel amounts and title defects and the compliance therewith.
6. Buyer also acknowledges he has had the opportunity to consult with local counsel of his choice regarding anything pertaining to this transaction.
7. Seller shall be released Of and from all liability with regard to this transaction hereunder.

# UNOFFICIAL COPY

- 8. By executing this Agreement it is agreed by all parties that Seller shall have no further duties, responsibilities, involvement or liability for this purchase transaction.
- 9. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
- 10. This Agreement may not be amended or modified, nor can any provision hereof be waived, except by a written instrument signed by the party against whom enforcement of any such amendment, modification or waiver is sought.
- 11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which constitutes one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

*Inecia Sneed*  
Buyer: Inecia Sneed

Seller: Partners In Charity, Inc.

By:

By: *Charles Konkus*

Name:

Name: *Charles Konkus*

Title:

Title: *President*

~~SELLER~~  
SELLER

STATE OF  
COUNTY OF

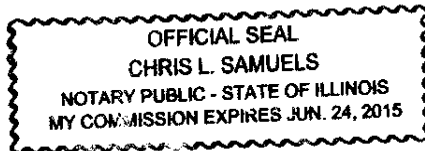
On the 27 day of AUGUST 2012, before me, \_\_\_\_\_

Notary Public, personally appeared \_\_\_\_\_

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public: *Chris L. Samuels*  
My Commission Expires: 6-24-15



# UNOFFICIAL COPY

Buyer agrees that they will be obtaining water certificate an there own expense upon completion of the sale of 5945 S. Paulina, Chicago, IL, 60636

Buyer *Ineida Sneed*

STATE OF ILLINOIS, COUNTY OF *McHENRY* ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

*INEIDA SNEED*

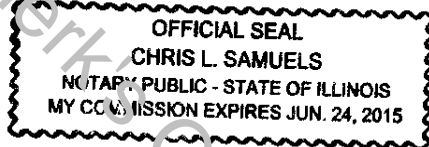
personally known to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed, and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this *27* day of *AUGUST*, 2012

Seller *Charles Konkus*

*Chris L. Samuels* (Notary Public)  
*EXP 6-24-15*

STATE OF ILLINOIS, COUNTY OF *McHENRY* ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

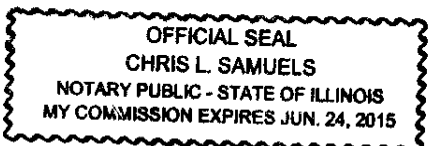
*CHARLES KONKUS*

personally known to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed, and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this *27* day of *AUGUST*, 2012

*Chris L. Samuels* (Notary Public)

*EXP 6-24-15*



# UNOFFICIAL COPY

Buyer: Inecia Sneed

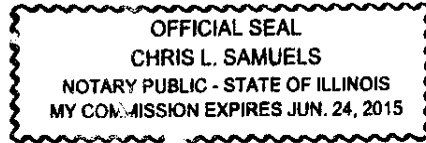
STATE OF Illinois  
COUNTY OF Will

On the 27 day of August 2014, before me, Chris Samuels  
Notary Public, personally appeared Inecia Sneed

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Chris Samuels  
My Commission Expires 6-24-15



Property of Cook County Clerk's Office