

UNOFFICIAL COPY

NOTICE OF CONTRACT FOR SALE AND PURCHASE



Doc#: 1227813042 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2012 01:08 PM Pg: 1 of 4

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Company Name: **Braddock Investment Group Inc**

Company Address: ~~205 E Butterfield Rd.~~
~~Suite 109~~, 1638 W. Milwaukee Ave, Suite 802

Company Address: ~~Elmhurst, IL 60126~~
Chicago, IL 60647

This **NOTICE OF AGREEMENT FOR SALE AND PURCHASE** (the "Notice") is made, executed and delivered as of the 19th day of June, ~~2011~~, by and between

2012

Richard A. Gomez

Seller #1

And

Braddock Investment Group Inc

Buyer #1

Seller #2

Buyer #2

The Seller and Buyer hereby give notice that an Agreement for Sale and Purchase contract dated 6/19, ~~2011~~, exists between the parties for the following real property ("Property"):
2012

Property Address (Number, Street, Apartment):

3340 S. Ashland Ave.

Property Address (City, State, Zip):

Chicago IL 60608

Parcel Number: 17-31-222-031-0000

This Contract for Sale and Purchase may be executed anytime before the 19th day of June, 2012. The Option Contract may be terminated and this Notice released and satisfied of record by execution and recording a Release of Option Contract signed only by Buyer.

REPRESENTATIONS AND WARRANTIES: To induce BUYER to enter into this Agreement, SELLER makes the following representations, warranties, and covenants.

A. The property is being sold "AS IS" with regard to the physical condition of any improvements. SELLER is giving no warranties to BUYER.

Handwritten signatures and initials in the bottom right corner.

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- B. SELLER has good and marketable fee simple title to the Property, free and clear of all liens, property taxes, encumbrances, and restrictions, except for those restrictions appearing of record, taxes for the year of closing, encumbrances that will be cleared prior to closing, and encumbrances that will be cleared at closing out of SELLER's proceeds from the Purchase Price.
- C. There are no service contracts or agreements relating to the operations, maintenance, or security of the property under which SELLER is bound and which will survive the closing.
- D. There are no condemnations or similar proceedings affecting any part of the Property and no such proceeding shall be pending on the Closing Date. To the best of SELLER's knowledge, no such condemnations or other proceeds are threatened or planned.
- E. SELLER has sole and exclusive possession of the Property and will be able to deliver possession of the Property to BUYER free of all leases on the Closing Date.
- F. SELLER understands that this transaction is a short sale and is contingent upon acceptance of short pay offers to current lien holders acceptable to BUYER and is contingent upon the re-listing of the property with a realtor and finding a third party buyer to purchase, fund and successfully close on that sales transaction. SELLER will receive **NO FUNDS** from either closing.

IN WITNESS WHEREOF, the parties have executed this NOTICE OF OPTION CONTRACT FOR SALE AND PURCHASE as of the date first above written.

See "Exhibit A" (Legal Description) Attached Hereto

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NOTICE OF CONTRACT FOR SALE AND PURCHASE

Acknowledged as to Seller

In witness whereof, we hereunto set our hand and seal at Chase Bank 4440 W. North Ave
In the county of COOK
this 10th day of July, 2012

[Signature]
Seller #1

Seller #2

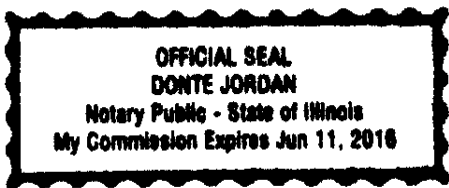
State of Illinois, County of Cook

On July 10th, ~~2011~~ ²⁰¹², before me, a Notary Public in and for said County, personally appeared the above named Richard A Gomez who acknowledged and declared that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal:

[Signature]
Notary Public

My commission expires: June 11, 2016



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Lot 4 in J.★ Thompson's Subdivision of the South 1/2 of Block 12 of Canal Trustee's Subdivision of the East 1/2 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office