

# UNOFFICIAL COPY

## MEMORANDUM OF AGREEMENT FOR WARRANTY DEED



1300816051

Doc#: 1300816051 Fee: \$42.00

Karen A. Yarbrough RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 01/08/2013 02:34 PM Pg: 1 of 3

*After Recording Mail to:*

Steven K. Norgaard  
Attorney at Law  
493 Duane Street, 4<sup>th</sup> Floor  
Glen Ellyn, IL 60137

### THIS MEMORANDUM OF AGREEMENT FOR WARRANTY DEED (this "Memorandum") is made

and entered into the date set forth below by and between MERRILL-SOUTH SHORE, LLC ("Seller") and SCOTT J. WHELAN and KATHERINE E. WHELAN (collectively "Purchaser").

Recorder's Stamp

WITNESSETH, that for and in consideration of the agreements to be performed and observed by Seller and Purchaser pursuant to that certain Agreement for Warranty Deed dated the 23rd day of August, 2012 (the "Agreement") and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Purchaser, the receipt and sufficiency of which is acknowledged by Seller, Seller and Purchaser agree as follows:

1. Seller promises to convey to Purchaser upon the terms and conditions set forth in the Agreement, the land described on Exhibit A attached hereto and made a part hereof (the "Property"). Such conveyance shall be made by Seller upon payment by Purchaser of the sums set forth in the Agreement unless otherwise agreed by the parties.

2. It is mutually understood and agreed that: (a) this Memorandum is given for the purpose of providing record notice of the Agreement; (b) all of the terms, covenants, agreements, representations, conditions and provisions contained in the Agreement are hereby adopted and incorporated herein by reference to the same extent as if such were herein stated in full; and (c) this Memorandum shall not supersede, nor be deemed an amendment or modification to, the Agreement.

3. The Agreement is binding upon and inures to the benefit of Seller and Purchaser and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date and year first above written.

Seller:

Merrill-South Shore, LLC

By:

Jeffrey S. Parkhill, Manager

Purchaser:

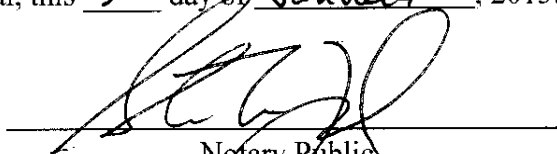
Scott J. Whelan

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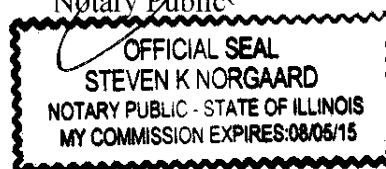
State of Illinois                    )  
   )  
 County of Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey S. Parkhill, Manager of Merrill-South Shore, LLC, an Illinois 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Merrill-South Shore, LLC, as the free and voluntary act and deed of Merrill-South Shore, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of January, 2013.



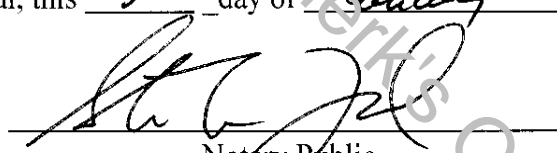
Notary Public



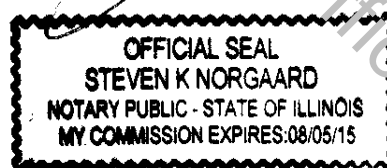
State of Illinois                    )  
   )  
 County of Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott J. Whelan, 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 signed, sealed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of January, 2013.



Notary Public



NAME and ADDRESS OF PREPARER:

Steven K. Norgaard  
 Attorney at Law  
 493 Duane Street  
 Glen Ellyn, IL 60137

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description:

PARCEL 1: UNIT 3S IN THE 927 W. AGATITE CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 5 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 2 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED SEPTEMBER 26, 2008, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0827010088, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-4, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 3S, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

#### Permanent Index Number:

Property ID: 14-17-228-029-1008

#### Property Address:

927 W. Agatite Avenue, Unit #3S  
Chicago, IL 60640