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Doc#: 1301535011 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/15/2013 09:58 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:
Philip L. Mandell, Esq.
Pitler and Mandell
39 South LaSalle Street
Suite 1220
Chicago, Illinois 60603

(For Recorder's Use)

MEMORANDUM OF AGREEMENT FOR DEED

This Memorandum of Agreement for Deed is made and entered into as of this 28th day of December, 2012, by and between JESUS VILLAFANE (hereinafter referred to as "Buyer") and JOHN WOPPEL, JR. (hereinafter referred to as "Seller").

WITNESSETH:

1. If the Buyer shall make the payments and perform all of Buyer's covenants contained in the Articles of Agreement for Deed entered into by and between the parties hereto, the Seller covenants and agrees to convey to Buyer in fee simple by recordable Warranty Deed, subject to the matters therein specified, the premises situated in the County of Cook and State of Illinois commonly known as 2956 North Narragansett, Chicago, Illinois (the "Real Estate"), which real estate is legally described on Exhibit "A" attached hereto.

2. The conveyance to be made by the Seller of the Real Estate shall be expressly subject to the following: (a) general real estate taxes not yet due and payable; (b) special assessments confirmed after the contract date; (c) building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tiles, pipe or other conduits; (g) party walls, party wall rights and agreement.

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P. 02

... JESUS VILLAFANE, the parties hereto have hereunto set their hands and seals as of the date first above written.

BUYER:

[Signature]
JESUS VILLAFANE

SELLER:

[Signature]
JOHN WOPPEL, JR.

Property of Cook County, Illinois

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **JESUS VILLAFANE**, 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 acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 28th day of December, 2012.

[Signature]
NOTARY PUBLIC

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **JOHN WOPPEL, JR.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person,

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name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 27 day of December, 2012.

Janet Powroznik
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:
Philip L. Mandell
Pitler and Mandell
39 South LaSalle St., Suite 1220
Chicago, Illinois 60603
312/782-9466

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EXHIBIT "A"

Legal Description

The North 90 feet of Lot 73 in Second Addition to Mont Clare Gardens, being a Subdivision of the East Half of the Northeast Quarter (except that part taken for Railroad) of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 2956 North Narragansett Avenue, Chicago, Illinois

PIN: 13-30-223-012-0000

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