

UNOFFICIAL COPY

This instrument was prepared by and when recorded, please return to:

Arnold S. Newman
18400 Maple Creek Dr., #500
Tinley Park, IL 60477



Doc#: 1302218021 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2013 09:38 AM Pg: 1 of 4

For Recorder's Office

MEMORANDUM OF INSTALLMENT AGREEMENT FOR SPECIAL WARRANTY DEED

THIS MEMORANDUM OF INSTALLMENT AGREEMENT FOR SPECIAL WARRANTY DEED is made and entered into this 21st day of December, 2012 by and among 322 N. MILWAUKEE, LLC, an Illinois limited liability company ("Seller"), and HAROLD EDWARDS ("Purchaser").

WITNESSETH:

WHEREAS, the Seller is the fee simple owner of that certain tract of land commonly known as 322 N. Milwaukee, Wheeling, IL 60090, all as more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**");

WHEREAS, Seller and Purchaser entered into that certain Installment Agreement for Special Warranty Deed dated as of December 11, 2012 ("Agreement"), pursuant to which Seller has agreed to sell the Property to Purchaser upon and subject to the terms and conditions set forth therein;

WHEREAS, Seller and Purchaser desire to memorialize the aforesaid Agreement for recordation purposes only.

NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants, agreements and conditions contained herein and contained in the Agreement, the parties hereto agree as follows:

UNOFFICIAL COPY

1. The Agreement grants Purchaser the right to purchase the Property and grants immediate possession of the Property to Purchaser.

2. The Purchaser is required to make certain payments to Seller under the Agreement with a final maturity date of January 1, 2016 (subject to extension as more particularly provided in the Contract).


3. Seller and Purchaser hereby agree that this Memorandum of Installment Agreement for Special Warranty Deed may be recorded, but that nothing herein contained shall be deemed to amend, alter or change, in any manner, any of the terms and conditions set forth in the Agreement.

4. This Memorandum may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one Memorandum.


IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Installment Agreement for Special Warranty Deed as of the day and date first above written.

SELLER:

322 N. MILWAUKEE, LLC,
an Illinois limited liability company

By: 
Name: Momtaz Taleb
Title: Member

PURCHASER:


Harold Edwards

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

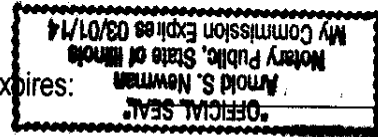
STATE OF ILLINOIS)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Momtaz Taleb is a Member of 322 N. MILWAUKEE, LLC, an Illinois limited liability company, is personally known to me to be the same who is subscribed to the foregoing instrument and as such member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein stated.

GIVEN under my hand and Notarial Seal this 27th day of December, 2012.

Arnold S. Newman

Notary Public



My Commission Expires:

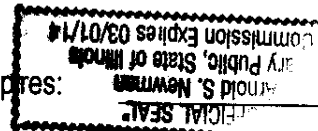
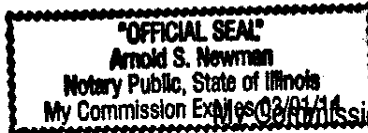
STATE OF ILLINOIS)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Harold Edwards, is personally known to me to be the same who is subscribed to the foregoing instrument acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein stated.

GIVEN under my hand and Notarial Seal this 27th day of December, 2012.

Arnold S. Newman

Notary Public



My Commission Expires:

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 9 AND 10 (EXCEPT THAT PART OF THE LAND TAKEN BY THE STATE OF ILLINOIS IN CASE NO. 94CH5118 FOR THE WIDENING OF MILWAUKEE AVENUE) IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 03-02-404-021-0000

STREET ADDRESS: 322 N. Milwaukee, Wheeling, IL 60090

Property of Cook County Clerk's Office