

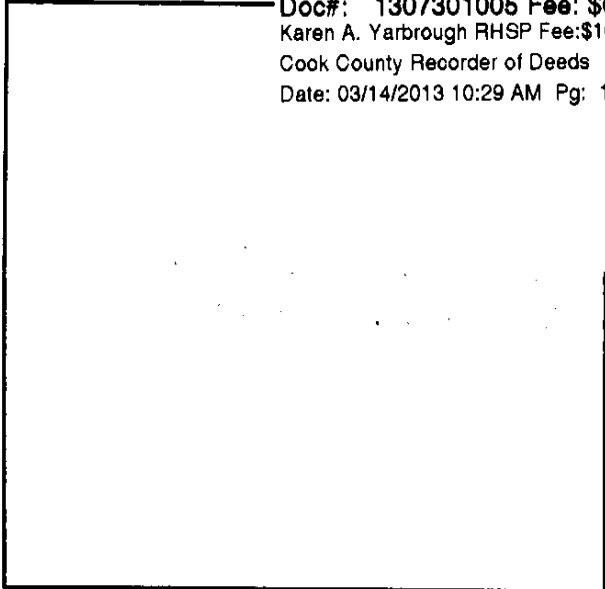
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CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO
MEMORANDUM OF INSTALLMENT
01146-8508 1/1
AGREEMENT FOR DEED

Doc#: 1307301005 Fee: \$64.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2013 10:29 AM Pg: 1 of 3



This memorandum witnesseth, that
NORTH STAR TRUST COMPANY, AS
TRUSTEE UNDER THE PROVISIONS OF A
TRUST AGREEMENT DATED MARCH 19,
2010 AND KNOWN AS TRUST NUMBER
8447, "Seller" agrees to sell, and LEAF
CAPITAL INVESTMENTS LLC, "Purchaser"

agrees to purchase the following described real estate situated in Cook County, Illinois:

^{Block 2}
LOT 23 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION, A
SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1442 S. AVERS, Chicago, IL 60623

Permanent Tax Number: 16-23-116-033-0000

The parties have executed Articles of Agreement for Deed dated February 28, 2013 which
sets forth all of the terms and conditions of sale and purchase.

Upon the payment of all payments due to Seller from Purchaser in conformance with the
Agreement, the Seller shall provide Purchaser a recordable Deed, conveying to Purchaser good and
merchantable title to the subject property,

If the Purchaser fails to make any payments when due or fails to perform any other
undertakings under the Agreement, Seller may terminate the Agreement by giving Purchaser a
Notice of Termination under the terms and conditions in the Agreement and the Seller shall have all
the rights and remedies as specified in said Agreement.

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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In testimony whereof, the parties hereto set their hands this 28th day of February, 2013

SELLER:

PURCHASER:

~~SEE ATTACHED EXCULPATORY
CLAUSE FOR SIGNATURE~~

[Signature] MEYER

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 JASON SNORECK are personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of FEBRUARY, 2013.
Commission Expires: [Signature]

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 JASON SNORECK, is personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2013.
Commission Expires: _____

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK)
[Faint notary text]

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EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO NORTHSTAR TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 8447 DATED MARCH 19, 2010 ATTACHED TO AND MADE A PART OF THAT ARTICLES OF AGREEMENT FOR DEED DATED FEBRUARY 20, 2013 WITH LEAF CAPITAL INVESTMENTS, LLC

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: March 1, 2013

CHICAGO TITLE LAND TRUST COMPANY
as Trustee as aforesaid and not personally

By:

Eileen F. Neary, Assistant Vice President



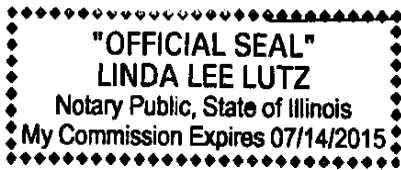
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth, and the said Assistant Vice President caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this March 1, 2013

Linda Lee Lutz
Notary Public



Prep by stmc.
STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000