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Joan E Vondruska

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Doc#: 1307329101 Fee: \$100.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2013 04:16 PM Pg: 1 of 12

ARTICLES OF AGREEMENT FOR DEED

1. **BUYER & SELLER:** Presidio Capital, LLC, an Illinois Limited Liability Company, whose agent is S. Samuel-Jeh ("BUYER"), of the Village of Hinsdale, DuPage County, State of Illinois agree to purchase, and Joan E. Vondruska ("SELLER"), of Burr Ridge, Cook County, State of Illinois agree to sell to Buyer at the PURCHASE PRICE of Two Hundred Ninety-Five Thousand and 00/100 (\$295,000.00) the PROPERTY commonly known as 850 Village Center Drive, Unit 210, Burr Ridge, Illinois 60527 (hereinafter referred to as the "Premises") and legally described as follows:

UNIT 210 IN 850 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT 0814422089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-17, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627784129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0713403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

Permanent Index Number: 18-30-300-054-1010
Property known as: 850 Village Center Drive, Unit 210, Burr Ridge, IL 60527

DONE AT CUSTOMER'S REQUEST

THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

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Together with all improvements and fixtures, all of the foregoing items shall be left on the Premises, and included in the sale price, and shall be transferred to the Buyer by the Bill of Sale herein referenced at the time of final closing.

2. THE DEED:

If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer or his nominee, by a conveyable, stamped general warranty deed with release of homestead rights, good title to the Premises subject only to the following "permitted exceptions", if any: (i) General real estate taxes not yet due and payable; (ii) Special assessments incurred after this contract date; (iii) Building, building line, and use of occupancy restrictions, conditions and covenants of record which have not been violated; and (iv) Covenants, conditions and restrictions of record which have not been violated. Seller represents, to the best of their knowledge, that there exists no building, building line, zoning, or occupancy violation.

(b) The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed described in paragraph (a) above.

3. INSTALLMENT PURCHASE:

Buyer shall pay \$1,575.00 upon executing this Contract and \$1,575.00 is earnest money and \$1,575.00 is to cover the closing costs not to be due to any default of Buyer. Both shall be held by the Seller until the final closing. Buyer shall make monthly interest and principal payments to the Seller beginning September 1, 2011, and on the first day of each month thereafter for the next twelve (12) months, an amount of \$1,575.00. The final payment of the purchase price (\$295,000.00), if not sooner paid, shall be due twelve (12) months from the date of the initial closing. At the final closing the Buyer shall receive a credit of \$50.00 for every month the payment of \$1,575.00 is received by Seller. If Buyer is unable to make financing in that period of time this Agreement shall be null and void and all earnest money returned to Buyer. Further, the Buyer shall pay the monthly gas bill to the Seller (in addition to the \$1,575.00) and also pay the electric bill directly to the utility and provide proof of payment. The Buyer shall be solely responsible for the payment of all utilities.

4. CLOSINGS:

The "initial closing" shall occur on or before August 25, 2011 (or on the day, if any, to which the parties mutually agree) at the Law Office of Donaldelli & Charles Ltd. If closing is delayed past August 31, 2011 due to Buyer's fault, then Buyer shall forfeit the earnest money to Seller as Seller's sole remedy. Seller shall deliver to Seller's attorney at the time of the following documents at the initial closing executed deed for the Premises, transfer declarations and ALTA statements. "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed. The Final Closing can be postponed one time by the Buyer and can be for up to one (1) additional year. The monthly payment shall remain the

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same during this extension period. The Buyer must provide written Notice of the requested extension on or before July 1, 2013 and in said Note state the amount of time requested for extension (as stated up to one year).

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5. **POSSESSION:**

Possession shall be granted to Buyer at the initial Closing.

6. **PRIOR MORTGAGES:**

(a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the Premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the Premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the notes secured thereby). No mortgage or trust deed placed on said Premises including any such prior mortgage shall in any way accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment, if any, given to Buyer under this Agreement. Buyer shall have no liability with respect to the prior mortgage.

(b) Seller shall from time to time upon the reasonable request of Buyer, exhibit to Buyer receipts for payments made to the holder of any indebtedness secured by any such prior mortgage. All payments shall go into a separate account under the control of Seller, which shall be used exclusively to service the prior mortgage with balances to be paid to the Seller. The statements shall be made available to the Buyer monthly.

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount against the purchase price so paid or expended including all incidental costs, expenses and attorney's fees and amount thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement, or Buyer can return the contract null and void and receive the full return of the Earnest Money.

7. **TITLE:**

(a) At least five (5) business day prior to the final closing, Seller shall furnish cause to be furnished to Buyer at Seller's expense a commitment issued by Premier Title Company to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) and in the aggregate amount of the purchase price covering the date hereof, subject only to: (1) the general exceptions contained in

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the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units; (1) the "permitted exceptions" set forth in paragraph 2; (2) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing except for any mortgage which is permitted pursuant to paragraph 6 above and (3) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer.

(b) If the title commitment discloses unpermitted exceptions, the Seller shall, before the initial closing, have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions.

(c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

(d) Buyer's taking possession of the Premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the Premises, all matters shown on the survey and the condition of title to the Premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller at final closing shall remove any exception or defect not permitted under paragraph 9(a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing. Buyer may at final closing obtain owners and/or lenders title insurance at their sole cost and direction.

8. AFFIDAVIT OF TITLE:

Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified above.

9. PRORATIONS:

Insurance premiums, general taxes, association assessments and, if fire meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of final closing. Real estate taxes accrued but not paid as of the final closing shall be prorated as of the date of final closing based on 105% of the most recent tax factor.

10. ESCROW CLOSING:

At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in

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accordance with the general provisions of an escrow trust covering articles of agreement for deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including an ancillary money lender's escrow shall be paid by the party requesting it.

11. SELLER'S REPRESENTATIONS:

(a) Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the Premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within five (5) years of the date of execution of this Agreement.

(b) Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and softeners; septic, plumbing, and electrical systems; kitchen equipment remaining with the Premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. **IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.**

12. BUYER TO MAINTAIN:

(a) Buyer shall keep the improvements on the Premises and the grounds in as good repair and condition as they now are ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said Premises including by way of example and not of limitation, interior and exterior painting and decorating; window glass; heating, ventilating and air condition equipment; plumbing and electrical systems and fixtures. If, however, the said Premises shall not be thus kept in good repair, and in a clean, sightly, and healthy condition by Buyer, Seller may upon (10) days notice either (a) enter same, himself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement or an interference with Buyer's possession of the Premises, and make the necessary repairs and do all the work required to place said Premises in good repair and in a clean, sightly, and healthy condition, and Buyer agrees to pay to Seller, as so much additional purchase price for the Premises, the expenses of the Seller in making said repairs, and in placing the Premises in a clean, sightly, and healthy condition; or (b) notify the Buyer to make such repairs and to place said Premises in a clean, sightly, and healthy condition within thirty (30) days of such notice (except as is otherwise provided in paragraph 20), and, upon default by Buyer in complying with said notice, then, Seller may avail himself of such remedies as Seller may elect, if any, from those that are by this Agreement or at law or equity provided. No structural modifications shall

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be made to the Premises without the consent of the Seller, such consent shall not be unreasonably withheld.

13. FIXTURES AND EQUIPMENT:

At the time of delivery of possession of the Premises to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the Premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the Premises without the prior written consent of the Seller.

14. INSURANCE:

(a) Seller shall from possession, keep insured fire and extended coverage in an amount not less than full replacement value against loss or damage by fire or other casualty, the improvements now and hereafter on the Premises with coverage not less than the balance of the purchase price hereof for the benefit of the parties hereto and the interests of any mortgagee or trustee, if any, as their interests may appear, for any improvements not insured by the Association. Such policy or policies shall be held by Seller, and Seller shall pay the premiums thereon when due.

(b) The Buyer is solely responsible for insuring their contents and personal items. Also, for any liability insured that may cover the Buyer.

15. TAXES AND CHARGES:

It shall be the Seller's obligation to pay immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens (not caused by Buyer), and charges now or hereafter levied or assessed or charged against the Premises or any part thereof or any improvements thereon until the final closing.

16. BUYER'S INTEREST:

(a) No right, title, or interest, legal or equitable, the Premises (except for a contract Purchaser's interest) described herein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

(b) In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said Premises by the Buyer or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Buyer therefore or for any part thereof.

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P008/01417. LIENS:

(a) Buyer shall not suffer or permit any mechanic's lien, judgment lien or other lien or any nature whatsoever to attach to or to be against the Premises which shall or may be superior to the rights of the Seller, except as otherwise provided herein.

(b) For each and every contract for repairs or improvements on the Premises aforesaid, or any part thereof, Buyer shall commit to obtain full and final lien waivers in a timely fashion at the completion of such work, a copy of which shall be promptly delivered to Seller.

18. PERFORMANCE:

(a) If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller upon the terms of this Agreement and such default is not cured within ten (10) days of written notice to Buyer or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer (or if the default cannot reasonably be cured within ten (10) days and if Buyer has committed to cure such default and is diligently proceeding to cure, Buyer shall not be in default) within ten (10) days after written notice to Buyer (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this Agreement and Seller forfeit the Buyer's interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and upon Buyer's failure to surrender possession, maintain an action for possession under the Forcible Entry and Detainer Act, subject to the rights of the Buyer to restate as provided in that Act.

(b) As additional security in the event of default, Buyer assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of receiver.

(c) Seller may impose and Buyer agrees to pay a late charge not exceeding 5% of any individual monthly installment due hereunder which Seller elects to accept after the date the sum was due, if said sum was not paid to Seller within 10 days of the date it was due.

(d) Buyer may maintain an action for specific performance for a Seller default hereunder. If Buyer prevails, Seller shall pay reasonable attorney's fees and costs incurred by Buyer with respect to an action for a specific performance.

19. DEFAULT, FEES:

(a) Buyer or Seller shall pay all attorney's fees and costs incurred by the other in enforcing the terms and provisions of this Agreement including forfeiture or specific performance, in defending any proceeding to which the Buyer or Seller is made a party to any legal proceedings as a result of the acts or omissions of the other party.

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(b) (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement; (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; (3) the payment or acceptance of money after it falls due after knowledge of any breach of this agreement by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the Premises shall not reinstate, continue or extend this Agreement nor affect any such notice, demand or suit of any right hereunder not herein expressly waived.

20. NOTICES:

All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party personally, by Federal Express (with evidence of receipt) or by certified or registered mail, return receipt requested, to the parties. Notice shall be deemed made when mailed, sent or served.

Buyer: Presidio Capital, LLC
3 Grant Square, Ste. 415
Hinsdale, IL 60521

Seller: Joan E. Vondruska
60 Tomlin Circle
Burr Ridge, IL 60527

Attorney: PAT TAMBERT
2700 BARRINGTON RD #220
HOFFMAN ESTATES, IL 60169
(947) 310-0025

Attorney: Peter Coules, Jr.
Donatelli & Coules, Ltd.
15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521

21. SELLER'S ACCESS:

Seller may make or cause to be made reasonable copies upon and inspection the Premises, provided that Seller shall give Buyer one day's notice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the Premises.

22. ASSIGNMENT:

The Buyer shall have the right to transfer, pledge or assign this Agreement or any interest herein or hereunder, but shall not have the right to lease or sublet the Premises, or any part thereof.

23. FINAL CLOSING:

Buyer shall be entitled to delivery of the Deed of conveyance to the Premises, Affidavit of Title and a Bill of Sale to the personal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or

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cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. To facilitate the delivery of documents, the parties agree to complete such exchange at the offices of Premier Title or Seller's attorney. At the time of delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance.

24. TITLE IN TRUST

(a) In the event that title to the Premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed.

(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If at the time of execution of this Agreement, title to the Premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 24 with Buyer paying all trust fees and recording cost resulting thereby.

25. RECORDING:

~~The parties shall not record this Agreement nor any amendments thereof.~~

26. CAPTIONS AND PRONOUNS:

The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

27. PROVISIONS SEVERABLE:

The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

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28. BINDING ON HEIRS, TIME OF ESSENCE:

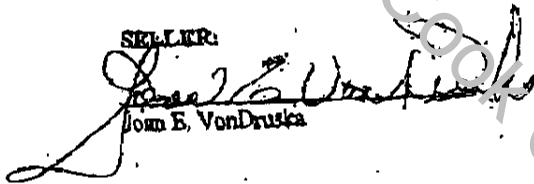
This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

29. COUNTERPARTS:

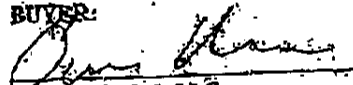
This Agreement may be executed by the Seller and Buyer in multiple counterparts, all of which together will be construed as one in the same contract.

IN WITNESS OF, the parties hereto have hereto set their hands and seals this 11 day of August, 2011.

SELLER:


Joan E. Vondruska

BUYER:


Presidio Capital, LLC
S. Semrad JPH

Dr. Mani DM

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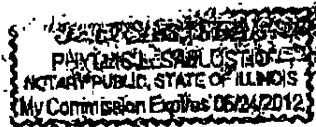
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STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Joan E. Vondruska personally known to me to be the same person
the name subscribed to the foregoing instrument appeared before me this day, in person, and
acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary
act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 11 day of August, 2011.

Shelly A. Valerius
Notary Public



STATE OF ILLINOIS)
)SS

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STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan E. Vondruska personally known to me to be the same person whose name 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 herein set forth.

Given under my hand and official seal, this _____ day of August, 2011.

Notary Public

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Presidio Capital, LLC, an Illinois Limited Liability Company, whose name 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 herein set forth.

Given under my hand and official seal, this 11 day of August, 2011.

Maria Madala

Notary Public

OFFICIAL SEAL
MARIA MADALA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/31/14

Instrument prepared by: Peter Coules, Jr., Donatelli & Coules, Ltd.
15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521