

# UNOFFICIAL COPY



PREPARED BY AND RETURN TO:

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Orland Park, IL 60462

Doc#: 1311649021 Fee: \$48.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2013 02:30 PM Pg: 1 of 6

## MEMORANDUM OF REAL ESTATE PURCHASE AGREEMENT

**THIS MEMORANDUM**, dated as of April 25, 2013, is intended to put all third parties on notice of a Real Estate Purchase Agreement dated October 19, 2012, as the same has been amended, by and between Winchester Acquisition, LLC ("Seller") and The Argent Development Company and its assignee, Ravenswood Winchester Apartments, LLC ("Purchaser") (the "Contract") pertaining to that certain real property commonly known as 4501 N. Winchester, Chicago, IL 60613, legally described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").


1. The Contract provides for the conveyance of the Property from Seller to Purchaser.

2. The Contract contains various other terms and conditions. In the event of any conflict between the terms and conditions of the Contract and the terms and provisions of this Memorandum, the terms and provisions of the Articles shall govern.

**IN WITNESS WHEREOF**, Purchaser has executed this Memorandum of Recording as of the day and year first above written.

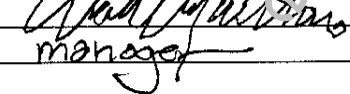
Signed, sealed and delivered in the presence of:

**THE ARGENT DEVELOPMENT COMPANY, LLC**, an Illinois limited liability company,

By:   
Its: manager

Signed, sealed and delivered in the presence of:

**RAVENSWOOD WINCHESTER APARTMENTS, LLC**, an Illinois limited liability company,

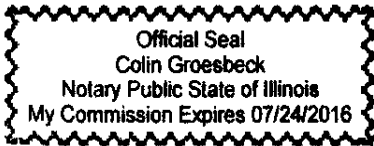
By:   
Its: manager

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Carl F. Groesbeck, personally known to me to be the Manager of The Argent Development Company, 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 and acknowledged that as such \_\_\_\_\_ he signed and delivered the said instrument, pursuant to authority given by the \_\_\_\_\_ of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of April, 2013.

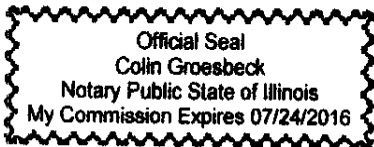


[Signature] 4.26.13  
(Notary Public)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mark C. Matthews, personally known to me to be the Manager of Ravenswood Winchester Apartments, 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 and acknowledged that as such \_\_\_\_\_ he signed and delivered the said instrument, pursuant to authority given by the \_\_\_\_\_ of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of April, 2013.



[Signature] 4.26.13  
(Notary Public)

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Lots 1, 2 and 3 of Samuel Brown Jr.'s Subdivision of Lois 13 and 14 in Block 14 in Ravenswood being a subdivision of part of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian;

Together with  
 Lots 1 and 2 in Felix Canda's Resubdivision of Lot 15 in Block 14 in Ravenswood aforesaid,  
 Together with

Part of Lots 16, 17, 18, 19 and 20 and part of vacated North Winchester Avenue adjoining  
 Lots 17 and 18 in Block 14 in Ravenswood aforesaid taken as a tract described as follows:  
 Beginning at the Southeast corner of said tract; thence North 00 degrees 07 minutes 32 seconds  
 West along the East line of said tract 351.45 feet to Easterly extension of the North face of a one  
 story brick building; thence North 89 degrees 58 minutes 54 seconds West along said extension  
 and the North face of said building 104.35 feet to the West face of said one story brick; thence  
 South 00 degrees 07' 01" East 107.40 feet; thence South 89 degrees 46' 32" West 48.08 feet;  
 thence North 00 degrees 01' 39" East 25.42 feet; thence South 89 degrees 44' 43" West 54.88  
 feet; thence South 00 Degrees 00' 17" West 76.94 feet; thence South 89 degrees 59' 43" East  
 55.03 feet to the East line of North Winchester Avenue; thence South 00 degrees 07' 32" East  
 along said East line 192.13 feet to the Southwest corner of Lot 1 of Samuel Brown Jr.'s  
 Subdivision aforesaid; thence North 90 degrees 00' 00" East along the South line of Lots 1, 2  
 and 3 in Samuel Brown Jr.'s Subdivision aforesaid 152.39 feet to the point of beginning, (except  
 therefrom that part thereof lying above a horizontal plane having an elevation of 44.55 Chicago  
 city datum and lying within its horizontal boundary projected vertically and described as follows:  
 commencing at the Southeast corner of said tract; thence North 00 degrees 07' 32" West along  
 the East line of said tract 246.45 feet to the point of beginning; thence North 00 degrees 07' 32"  
 West along the East line of said tract 105.00 feet to Easterly extension of the North face of a one  
 story brick building; thence North 89 degrees 58' 54" West along said extension and the North  
 face of said building 104.35 feet to the West face of said one story brick; thence South 00  
 degrees 07' 01" East 105.44 feet; thence South 89 degrees 46' 32" East 104.36 feet to the point  
 of beginning), in Cook County, Illinois.

#### Parcel 2:

Units 1 through 150, both inclusive in 4501 North Damen Garage Condominium, as delineated  
 on a plat of survey of the following described tract of land:

That part of Lots 13 to 18 in Block 15 together with part of the North/South vacated alley lying  
 East of and adjoining Lots 17 and 18 in Block 15 all in Ravenswood being a subdivision of part  
 of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 18 and part  
 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying below a

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horizontal plane of 67.50 Chicago city datum and falling within the boundaries described as follows: beginning at the Southwest corner of Lot 13 aforesaid; thence North 90 degrees 00 minutes 00 seconds East along the South line thereof 128.07 feet; thence North 00 degrees 07 minutes 27 seconds West 240.24 feet; thence North 90 degrees 00 minutes 00 seconds East 19.72 feet; thence North 00 degrees 30 minutes 20 seconds West 37.88 feet; thence South 89 degrees 57 minutes 31 seconds West 147.55 feet to the West line of Lot 18 aforesaid; thence South 00 degrees 07 minutes 32 seconds East along the West line of Lots 13 to 18 aforesaid 278.01 feet to the point of beginning in Cook County, Illinois.

Which survey is attached as Appendix B to the Declaration of Condominium recorded December 23, 2002 as document number 0021432128, as amended from time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3:

Easement for the benefit of Parcel 1 and 2, as per grant and reservation of easements pertaining to the project commonly known as Ravenswood Town Center, located at the Southeast quadrant of Damen and Wilson in Chicago, Illinois, dated December 20, 2002, by Chicago Title and Trust Company, not personally, but as trustee under trust agreement dated May 1, 2002 and know as Trust No. 1110819, for structural support, access, utilities, and encroachments, recorded December 23, 2002, as Document No. 0021432118, as amended from time to time.

### Permanent Real Estate Index Numbers

14-18-212-037-1001	14-18-212-037-1013	14-18-212-037-1025
14-18-212-037-1002	14-18-212-037-1014	14-18-212-037-1026
14-18-212-037-1003	14-18-212-037-1015	14-18-212-037-1027
14-18-212-037-1004	14-18-212-037-1016	14-18-212-037-1028
14-18-212-037-1005	14-18-212-037-1017	14-18-212-037-1029
14-18-212-037-1006	14-18-212-037-1018	14-18-212-037-1030
14-18-212-037-1007	14-18-212-037-1019	14-18-212-037-1031
14-18-212-037-1008	14-18-212-037-1020	14-18-212-037-1032
14-18-212-037-1009	14-18-212-037-1021	14-18-212-037-1033
14-18-212-037-1010	14-18-212-037-1022	14-18-212-037-1034
14-18-212-037-1011	14-18-212-037-1023	14-18-212-037-1035
14-18-212-037-1012	14-18-212-037-1024	14-18-212-037-1036

# UNOFFICIAL COPY

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14-18-212-037-1044	14-18-212-037-1069	14-18-212-037-1094
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14-18-212-037-1046	14-18-212-037-1071	14-18-212-037-1096
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14-18-212-037-1054	14-18-212-037-1079	14-18-212-037-1104
14-18-212-037-1055	14-18-212-037-1080	14-18-212-037-1105
14-18-212-037-1056	14-18-212-037-1081	14-18-212-037-1106
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14-18-212-037-1061	14-18-212-037-1086	14-18-212-037-1111

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14-18-212-037-1124	14-18-212-037-1138	14-18-213-022-0000
14-18-212-037-1125	14-18-212-037-1139	14-18-213-023-0000

Property of Cook County Clerk's Office