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Doc#: 1420915125 Fee: \$66.00  
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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2014 12:26 PM Pg: 1 of 15

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## INSTALLMENT CONTRACT FOR DEED

In consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Purchaser, **FRANKLIN PARK APARTMENTS LLC**, agrees to purchase, and Seller, **CROWN ROAD PROPERTIES, L.L.C.**, an Illinois limited liability company, County of Cook, State of Illinois agrees to sell to Purchaser at the Purchase Price of **FIVE HUNDRED FORTY THOUSAND (\$540,000.00) DOLLARS**, the Property commonly known as 10524 Crown Road, Franklin Park, Illinois and more particularly described in **EXHIBIT A** attached hereto (hereinafter referred to as "the Premises") All of the personal property owned by Seller shall be left on the premises, is included in the sales price, and shall be transferred to the Purchaser by a Bill of Sale at the time of final closing.

2. **WARRANTY DEED:**

A. Provided Purchaser is not in default beyond notice and cure periods, Seller shall at the Final Closing convey or cause to be conveyed to Purchaser or his nominee, by a recordable stamped Warranty Deed, good title to the premises subject only to the following "permitted exceptions," as follows:

*and marketable*

- (1) General real estate taxes not yet due and payable;
- (2) Building, building line and use or occupancy restrictions, conditions and covenants of record;
- (3) Zoning laws and ordinances;
- (4) Easements for public utilities;

Seller represents the permitted exceptions do not interfere with the existing use of the real estate or contain rights of reverter.

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B. The performance of all the covenants and conditions prior to expiration of notice and cure periods herein to be performed by Purchaser shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

### 3. PAYMENT:

Purchaser hereby covenants and agrees to pay to Seller, at the address for notices below, or to such other person or at such place as Seller may from time to time designate in writing, the Purchase Price as follows:

A. Upon execution of this Installment Contract, Twenty Thousand Dollars (\$20,000.00), as an earnest money deposit;

B. At the time of the Initial Closing the additional sum of One Hundred Twenty Thousand (\$120,000.00) plus or minus prorations in addition to the earnest money deposit;

C. The balance of the Purchase Price of Four Hundred Thousand (\$400,000.00) Dollars in equal monthly installments of Two Thousand, One Hundred Forty-Seven and 29/100 (\$2,147.29) Dollars, including interest at the rate of five percent (5%) per annum on the unpaid balance from time to time, commencing on the 1<sup>st</sup> day of September, 2014 and on the 15<sup>th</sup> day of each month thereafter for eighty-four (84) months. ("Installment payments");

D. Thirty-Five (35) additional monthly payments, including interest at the rate of five and one-half percent (5.5%) on the unpaid balance in the amount of Two Thousand, Three Hundred and 71/100 Dollars (\$2,300.11) each commencing on September 1, 2021 and on the 1<sup>st</sup> day of each month thereafter ("Additional Installment Payment").

E. The final payment of the unpaid balance of the purchase price and accrued interest to date shall be due on the 15<sup>th</sup> day of September, 2024. Purchaser shall receive a credit at the Final Closing for the amount of any funds then deposited in escrow for real estate taxes or insurance premiums not accrued.

F. Any payment not made within ten (10) days of its due date shall bear a late charge of three percent of the amount due;

G. All payments received hereunder shall be applied first, to interest accrued and owing on the unpaid principal balance of the Purchase Price; second, to reduce the unpaid principal balance of the Purchase Price;

H. Interest for each month shall be added to the unpaid balance on the first day of each month at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the preceding month based upon a 360 day year. Interest

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for the period from the date of possession until the date of first installment is due shall be payable by Purchaser on or before the date of Initial Closing; and

I. The Purchase Price may be prepaid upon ten (10) days prior written notice to Seller at any time with accrued interest to date.

4. **CLOSING:**

The "Initial Closing" shall occur on August 1, 2014. "Final Closing" shall occur upon payment of the balance of the Purchase Price and interest to date.

5. **POSSESSION:**

Possession shall be granted to Purchaser on the Initial Closing.

6. **PRIOR MORTGAGES:**

A. Seller reserves the right to place a mortgage or trust deed ("prior mortgage") against the title to the Premises, the lien of which prior mortgage shall be prior to the interest that Purchaser may have in the Premises pursuant hereto. Purchaser understands that the prior mortgage may be secured by additional real estate, have a balance greater than the unpaid balance of the Purchase Price. Said prior mortgage shall be released at the Final Closing.

Seller represents that provided Purchaser makes all payments due pursuant hereto, it will make all payments due from time to time with respect to the prior mortgage during the term hereof.

B. Seller shall from time to time but not less frequently than quarterly and anytime Purchaser has reason to believe a default may exist, exhibit to Purchaser receipts for payments made to the holders of any indebtedness secured by any such prior mortgage. Seller represents he will forward copies of all late or default notices received from the prior mortgagee during the terms of this agreement to the Purchaser.

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 of default in the terms of any indebtedness or prior mortgage, Purchaser shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Purchaser to protect Purchaser's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this agreement.

7. **SURVEY:**

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Prior to the Initial Closing, Seller shall deliver to Purchaser or his agent a spotted survey certified by a licensed Illinois surveyor, showing all improvements existing as of this contract date and all easements and building lines and showing no encroachments.

## 8. TITLE:

A. At least five (5) business days prior to the Initial Closing, Seller shall furnish or cause to be furnished to Purchaser at Seller's expense a commitment issued by Chicago Title Insurance 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) in the amount of the purchase price covering the date hereof, subject only to:

- (1) the general exceptions contained in the policy;
- (2) the "permitted exceptions" set forth in paragraph 2;
- (3) 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 Final Closing from the sum then due to Seller;
- (4) acts done or suffered by or judgments against the Purchaser or those claiming by, through or under the Purchaser.

B. If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to 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 and the Initial Closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived. If Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Purchaser may terminate the contract between the parties, or may elect upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Purchaser does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Purchaser hereunder shall be refunded.

C. Every title commitment which conforms with subparagraph 8. A above 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. Purchaser's taking possession of the Premises shall be conclusive evidence that Purchaser in all respects accepts and is satisfied with the physical condition of the Premises, all

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matters shown on the survey and the condition of title to the Premises as shown to him on or before the Initial Closing except matters to be removed at Final Closing pursuant to this agreement. 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 shall remove any exceptions or defects not permitted under paragraph 8A resulting from acts done or suffered by, or judgments against the Seller.

## 9. AFFIDAVIT OF TITLE:

Seller shall furnish Purchaser at Final Closing with an Affidavit of Title, covering said dates, subject only to (a) those permitted exceptions set forth in paragraph 2; (b) the prior mortgage permitted in paragraph 6 and unpermitted exceptions, if any, of an ascertainable amount shall then be paid in full by Seller at Final Closing. All parties shall then execute an "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the title commitment for title insurance.

## 10. PRORATIONS:

Insurance premiums, general taxes, tenant security deposits, water, other utilities (if final meter readings cannot be obtained) and prorateable items shall be adjusted ratably as of the date of possession. Real estate taxes for the year of possession shall be prorated as of the date of possession subject to re-proration upon receipt of the actual tax bill. No credit shall be given to Purchaser for current real estate taxes at the initial closing, but Seller shall arrange to pay taxes owed for the period up to date of possession when the bill therefore is available.

## 11. ESCROW CLOSING:

At the election of Seller or Purchaser, upon notice to the other party not less than five (5) days prior to the date of either the Initial Closing or Final Closing, this transaction or the conveyance contemplated hereby shall be made through escrow with the title insurer, in accordance with the general provision of an escrow trust covering installment contracts for deed consistent with the terms of this agreement. The cost of the escrow shall be paid by the party requesting it.

## 12. SELLER'S REPRESENTATIONS:

A. Seller expressly warrants to Purchaser and Purchaser acknowledges 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, which has not been corrected. Seller will arrange for an inspection by the Village of Franklin Park prior to the Initial Closing and repair any items noted. If an inspection by the Village of Franklin Park is required as a condition of conveyance prior to the Final Closing, Purchaser will pay the cost thereof and repair any items noted.

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B. This property is being sold in "as is" condition and no representation or warranties are being made by the Seller except as contained in paragraph 12A. above.

## 13. PURCHASER TO MAINTAIN:

Purchaser shall keep the improvements on Premises and the grounds in as good repair and condition as they now are, ordinary wear and tear expected. Purchaser shall make all necessary repairs and replacements upon said Premises required to comply with applicable governmental requirements and maintain the Premises in good order and repair. Purchaser, or its agents, may inspect the Premises from time to time during the term hereof during reasonable business hours. If Purchaser fails to keep the Premises in good repair, and in a clean, sightly and healthy condition, Seller may demand the Purchaser to make such repairs and to place said premises in a clean, sightly and healthy condition within (30) days of such notice. Upon failure of Purchaser to comply with said notice, then Seller may:

A. enter the Premises by its agents, servants, or employees, without such entering causing or constituting a termination of this agreement or an interference with Purchaser'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, slightly and healthy condition, and Purchaser's agrees to pay 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. avail himself of such remedies as Seller may elect, if any, from those that are by this agreement or at law or equity provided.

## 14. REPAIRS AND IMPROVEMENTS:

Every contract for repairs and improvements on the Premises entered into by Purchaser, shall contain an express, full and complete waiver and release of any and all liens or claims or right of lien against the Premises, and no contract or agreements in excess of Five Thousand Dollars (\$5,000.00), oral or written shall be made by Purchaser for repairs or improvements upon the Premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and specifications for such repairs and improvements shall be promptly delivered to Seller and may be retained by Seller.

## 15. FIXTURES AND EQUIPMENT:

At the time of delivery of possession of the Premises to Purchaser, Purchaser also shall receive possession of the personal property to be sold to Purchaser pursuant to the terms of this agreement as well as 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



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property, fixtures or equipment shall be removed from the Premises without the prior written consent of Seller unless replaced in the ordinary course of business with new personal property of comparable utility.

## 16. INSURANCE:

A. Purchaser shall from and after the time the Initial Closing keep the Premises insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on Premises with a company, or companies, reasonably acceptable to Seller with coverage not less than the balance of the Purchase Price hereof (except that if the full insurable value of such improvements is less than the balance of Purchase Price, then at such full insurable value) for the benefit of the parties hereto, as their interest may appear; such policy or policies shall name Seller and Seller's mortgagee, if any, as a loss payee, and name Purchaser as an additional insured. Purchaser shall reimburse the premiums thereon.

B. In case of loss of or damage to such improvements hereto subject to the rights of Seller's mortgagee, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration of such damaged or lost improvements, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements and Purchaser fails within thirty (30) days to provide sufficient additional funds to do so, then the proceeds insurance shall be applied to the unpaid balance of Purchase Price.

C. <sup>Purchaser</sup> Seller shall procure and continue in force in the names of Purchaser and Seller, general liability insurance against any and all claims for injuries to persons or property occurring in the Property, such insurance to be at all times in an amount not less than One Million Dollars (\$1,000,000.00) for injuries to persons and One Hundred Thousand Dollars (\$100,000.00) for damage to property.

D. The insurance policies shall be in such form and issued by such company authorized to engage in the business of casualty and general liability insurance in the State of Illinois as shall be acceptable to Seller in its sole discretion.

## 17. TAXES AND CHARGES:

A. It shall be Purchaser's obligation to pay at Purchaser's expense 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, assessed or charged against the Premises or any part thereof or any improvements thereon from and after the Initial Closing.

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B. Until the Purchase Price is paid in full, in addition to the agreed installments provided in paragraph 3 B. and 3 D., Purchaser shall deposit with the Seller on the day each installment payment is due, a sum (herein referred to as "funds") equal to one-twelfth of the estimated yearly taxes and assessments, as accrued on a calendar year basis which may become a lien on the premises, and the estimated annual premiums for the insurance coverages required to be kept and maintained by Seller for the full payment of such premiums one month prior to their each becoming due and payable. Failure of Purchaser to make the deposits required hereunder shall constitute a breach of this agreement. Seller has option to direct the Purchaser pay insurance and/or tax assessments directly.

C. Seller is hereby authorized and directed to use the funds received from Purchaser pursuant to paragraph 17 B above for the payment of the aforementioned taxes, assessments and insurance premiums. Seller shall, upon the request of the Purchaser, give the Purchaser an annual accounting of all such funds deposited and disbursed including evidence of paid receipts for the amounts so disbursed. The funds so deposited are hereby pledged as additional security to the Seller for the periodic payment and the unpaid balance of the Purchase Price.

D. If the amount of the funds together with the future periodic deposits of such funds payable prior to the due date of the aforementioned charges shall exceed the amount reasonably estimated as being required to pay said charges one month prior to the time at which they fall due such excess shall be applied first to cure any breach in the performance of the Purchaser's covenants or agreements hereunder of which Seller has given written notice to Purchaser, and, second, at Purchaser's option as a cash refund to Purchaser or a credit toward Purchaser's future obligations hereunder. If the amount of the funds held by Seller shall not be sufficient to pay all such charges as herein provided, Purchaser shall pay to Seller any amount necessary to make up the deficiency within fifteen (15) days from the date of notice is mailed by Seller to Purchaser requesting payment thereof.

E. Seller may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Purchaser be entitled to interest or earnings on the funds. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Purchaser any funds so held by Seller.

F. Purchaser's initial tax escrow payments shall be Five Hundred Dollars (\$500.00) per month and initial insurance escrow payments shall be One Hundred Fifty Dollars (\$150.00) per month.

## 18. PURCHASER'S INTEREST IN IMPROVEMENTS:

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 made by Purchaser shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Purchaser therefore or for any part thereof.



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**19. PURCHASER'S ADDITIONAL COVENANTS:**

Purchaser, between the Initial Closing and the Final Closing, shall:

- A. keep the Premises in good condition and repair, without waste, and free from mechanics' liens and other liens or claims for lien;
- B. comply with all requirements, and remedy any violations, of law, municipal ordinances or restrictions of record with respect to the Premises and the use thereof;
- C. not make or contract to make any material alterations or costs greater than Ten Thousand Dollars (\$10,000.00) or addition to the Premises or the improvements thereon (except as required by law or municipal ordinance), without, in each case, Seller's written consent which shall not be unreasonably withheld;
- D. not suffer or permit any change in the general nature of the Premises, without Seller's written consent which shall not be unreasonably withheld; and
- E. not suffer, permit or cause any lien to be placed against the Premises or permit the Premises to stand as collateral for any obligation of Purchaser.

**20. PERFORMANCE:**

A. If Purchaser:

(1) defaults by failing to pay within ten days of the date due any single installment of the Purchase Price or payment required to be made to Seller under the terms of this agreement; or

(2) defaults in the performance of any other covenants or agreements hereof and such default is not cured by Purchaser within fifteen (15) days after written notice to Purchaser (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 shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity:

- (a) maintain an action for any unpaid installments;
- (b) declare the entire balance of principal and interest to the Final Closing date due and maintain an action for such an amount;

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- (c) forfeit the Purchaser's interest under this agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Purchaser, and upon Purchaser's failure to surrender possession, maintain an action for possession under the Forcible Entry and Detainer Act, subject to the rights of Purchaser to reinstate as provided in that Act.

B. As additional security in the event of default, Purchaser 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 the Seller may collect any rent due and owing and may seek the appointment of a receiver.

C. If default is based upon the failure to pay taxes, assessments, insurance, or liens, Seller may elect to make such payments and add the amount to the balance of the Purchaser Price due, which amounts shall become immediately due and payable by Purchaser to Seller.

## 21. **BANKRUPTCY:**

In the event of the filing prior to the final payment date of any proceedings by or against Purchaser for the adjudication of Purchaser as a bankrupt or for any other relief under the bankruptcy or insolvency law of the United States or of any state, Seller may at its option (but shall not be obligated to) terminate this agreement in which case all installments made hereunder shall be forfeited to Seller as under paragraph 20 A above and Seller shall have all other remedies against Purchaser in law or equity, including, but not limited to, those paragraph 20 above.

## 22. **DEFAULT, FEES:**

A. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and from a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

B. (1) All rights and remedies given to Purchaser 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. The payment or acceptance of money by Seller pursuant hereto after it falls due after knowledge of any breach of this agreement by Purchaser, or after the termination

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of Purchaser's right of possession hereunder, the service of any notice, commencement of any suit, or final judgment for possession of the premises shall not reinstate, continue or extend this agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

## 23. 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 and its attorney or his agent personally, by certified or registered mail, return receipt requested, by a commercial delivery service, addressed to the parties at the addresses beneath their signatures hereinbelow. A copy of notice to Seller shall also be sent to Howard C. Goode, 707 Skokie Boulevard, Suite 410, Northbrook, Illinois, 60062, or as otherwise directed. Notice shall be deemed made when mailed or served.

## 24. FINAL CLOSING:

Purchaser shall be entitled to delivery of a Warranty Deed for the Premises and a Bill of Sale to the personal property to be transferred to Purchaser, or his nominee, under this agreement at Final Closing. At the Final Closing, Purchaser and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. At final closing Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Purchaser, and Purchaser 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 Purchaser unless otherwise provided in the local ordinance or set forth herein.

## 25. MISCELLANEOUS:

### A. 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.

### B. PARTIAL INVALIDITY:

If any provision of this agreement, or the application thereof to any person, or circumstance, shall be determined to be invalid, illegal or unenforceable, such determination shall not affect the validity, legality or enforceability of any other provision of these Articles, or the application thereof to any other person or circumstance, and the remaining provision of this agreement shall be enforced as if the invalid, illegal or unenforceable provision or application of

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such provision were not contained herein, and to that end the parties hereto agree that the provisions or applications of such provisions in this agreement is and shall be severable.

**C. BINDING ON HEIRS:**

The agreement shall inure to the benefit of and be binding upon the heirs, executor, administrators, successors and assigns of the Seller and Purchaser.

**D. REAL ESTATE BROKER:**

Seller agrees to pay the real estate brokerage commission due to Coldwell Banker Residential Brokerage as a consequence of this transaction. Purchaser acknowledges said broker was the listing broker for this transaction.

**E. RISK OF LOSS:**

The Uniform Vender Purchaser Risk Act shall be deemed applicable to this agreement. All awards in condemnation proceedings shall be applied as a prepayment of the unpaid balance of the purchase price.

**F. REQUIREMENTS FOR MODIFICATION:**

No waiver, modification, amendment, discharge or change of this agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is sought.

**G. GOVERNING LAW:**

The validity, meaning and effect of this agreement shall be determined in accordance with the laws of the State of Illinois applicable to contracts made and to be performed in that State.

**H. COUNTERPARTS:**

This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**I. PURCHASER/SELLER RELATIONSHIP ONLY:**

Nothing herein contained shall be construed so as to cause Purchaser and Seller to be partners or joint venturers or to create any type of fiduciary relationship from Seller to Purchaser, it being the express intention of the parties to have the sole relationship of Seller and Purchaser.

**J. TIME:**

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Time is of the essence of this agreement.

**K. ASSIGNMENT:**

Purchaser may not assign his interest herein prior to the Final Closing.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals this 25 day of July, 2014.

**SELLER:**

**CROWN ROAD PROPERTIES, L.L.C.**

By: 

Vincent R. Daley  
Manager

**Address: 1807 N. Orleans  
Chicago, Illinois 60614**

**PURCHASER:**

**FRANKLIN PARK APARTMENTS, LLC**

By: 

Dennis Drake  
Manager

**Address: 2945 N. Peterson Avenue  
Chicago, Illinois 60659**

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This instrument was prepared by Howard C. Goode, 707 Skokie Boulevard, Northbrook, IL 60062.

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vincent R. Daley** personally known to me to be the Manager of Crown Road Properties, L.L.C. and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of July, 2014.

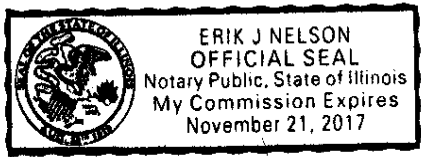


Becky Voss  
Notary Public  
My commission expires: 10/8/17

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

Before me, a Notary Public in and for the said County and State, personally appeared **Demitrios Drake**, personally known to me to be the Manager of Franklin Park Apartments, LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal in said County, State of Illinois, this 22<sup>nd</sup> day of July, 2014.



Erik J Nelson  
Notary Public  
My commission expires: Nov 21, 2017



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 8 IN SALERNO-KAUFMAN SUBDIVISION OF PART OF TRACT NUMBER 1 IN OWNERS DIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No: 12-29-214-006

Property of Cook County Clerk's Office