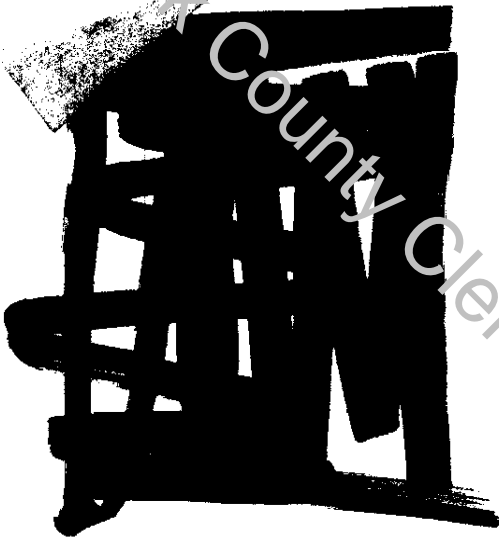


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EXHIBIT A

Property of Cook County Clerk's Office



UNOFFICIAL COPY**REAL ESTATE CONTRACT - INVESTMENTS****WHEN EXECUTED BY ALL PARTIES THIS WILL BECOME A LEGALLY BINDING
AND ENFORCEABLE CONTRACT**

To: Owner of Record

Date: June 26, 2014

OFFER OF PURCHASER: I/We (Purchaser) offer to purchase the real estate known as: 2643 W. 19th Street, Chicago, Illinois legally described on Exhibit A, if any. Lot size approximately per survey Together with improvements thereon.

INCLUSIONS: The following shall be included: personal property (belonging to seller), if located on the real estate as of the date hereof, for which a bill of sale will be given:

1. PRICE: Purchase Price \$ 601,000.00 Initial earnest money \$ 20,000.00. Upon acceptance of this offer, said check shall be properly endorsed by payee and deposited by the party designated in Paragraph 5. Said initial earnest money shall be returned, and this offer shall be void if not accepted on or before presentation.

2-PAYMENT METHOD The Purchase Price shall be paid, subject to prorations, all in cash, by cashiers check, certified check or wire transfer at closing.

3-CLOSING. (a) Closing or escrow payment shall be on or before 30 days after all contingencies have been satisfied or waived, provided title conforms with this contract or has been accepted by Purchaser, by conveyance by stamped recordable warranty deed (or other appropriate deed if title is in trust or in an estate) and payment of purchase price. (b) Title shall be conveyed at the time required by this contract subject only to: General taxes for 2014 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record which do not interfere with the present use of the land; the mortgage or trust deed, if any, as described in herein; acts done or suffered by or through the Purchaser. (c) This sale shall be closed at Chicago Title or, in escrow with the title company issuing the title commitment by deed and money escrow; fee to be divided between Seller and Purchaser.

4-POSSESSION Possession, shall be delivered on closing provided sale has been closed.

5-EARNEST MONEY Earnest money and this contract shall be held by the listing agent for the benefit of the parties hereto.

6-ATTORNEY APPROVAL This contract is contingent upon the approval hereof as to form by the attorneys for Purchaser and Seller within 5 business days after Seller's acceptance of this contract. Notices shall be given pursuant to Paragraph 30 on the reverse side hereof.

7-INSPECTION: Purchaser may secure at Purchaser's expense a property, radon, and/or wood infestation inspection(s) of said Real Estate by a professional inspection service(s). Purchaser shall serve notice upon Seller of any defects, disclosed by the inspection(s), which are unacceptable to the Purchaser, within 30 days after acceptance of this Contract. **IN THE ABSENCE OF NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY THE PARTIES AND THIS CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT** If within five (5) business days after receipt of such notice and report(s), agreement cannot be reached by the parties as to how the cost of correction shall be apportioned between the parties, then either party may terminate this Contract by written notice to the other Party and **THIS CONTRACT SHALL BE NULL AND VOID AND THE EARNEST MONEY REFUNDED TO PURCHASER UPON WRITTEN DIRECTION OF THE PARTIES TO ESCROWEE.** The property inspection shall cover, but not be limited to the major components of the Real Estate: central heating system(s), central cooling system(s), interior plumbing system, electrical system, roof, walls, ceilings, floors

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and foundation. Purchaser shall indemnify Seller from and against any loss or damage to the real estate caused by acts of negligence of Purchaser or the person(s) performing such inspection.

8-LEAD BASED PAINT TESTING CONTINGENCY Intentionally Deleted.

9-EXISTING LEASES: Seller represents that there are no leases or any party having any right to occupy the Premises.

10-TITLE COMMITMENT: (a) Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than five days prior to the time of closing, at Seller's expense, a title commitment for an owner's title insurance policy issued by Chicago Title Insurance Company, in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor (1) with affirmative coverage over the standard or general exceptions contained in the owner's policy issued by that company and a zoning 3.1 endorsement, and subject to (2) the title exceptions set forth above, in Paragraph 3(b) and (3) title exceptions which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed. Delay in delivery by Seller of Commitment for Title Insurance due to delay by Purchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this paragraph. Any title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as therein shown, subject only to exceptions as therein stated. (b) If the title commitment discloses exceptions relating to title other than those referred to in Paragraph 3, Seller shall have 30 days from the date of the delivery to Purchaser thereof to have these exceptions removed from the commitment. If Seller fails to have these exceptions removed within such time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 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 Purchaser does not so elect, this contract shall become null and void without further action of the parties, and the earnest money shall be returned to the Purchaser.

11-DEFAULT: If the Purchaser defaults, earnest money shall be forfeited and paid to Seller as Seller's sole and exclusive remedy. If Seller defaults, earnest money, at option of Purchaser shall be refunded to Purchaser but such refunding shall not release Seller from its obligations under this contract, and Purchaser shall have all rights and remedies available under Illinois Law. In the event of a dispute as to who is entitled to the earnest money, The escrowee may deposit the escrow funds with the Clerk of the Circuit Court of Cook County, Illinois. The parties agree to indemnify and hold the escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses arising out of such claims and demands, said amounts to be borne equally by both seller and Purchaser.

12-SELLER REPRESENTATION: Notwithstanding anything to the contrary contained in the contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and plumbing fixtures and systems on the real estate and all appliances to be transferred to Purchaser pursuant to this contract are in working order and will be so at the time of closing. Seller further represents that apartments that require renovation will be renovated and on the closing date any vacant apartments will be ready for occupancy. These renovations shall include four new central air conditioners and four new furnaces.

13-GENERAL CONDITIONS: (a) If prior to closing, improvements on the real estate are destroyed or materially damaged by fire or other casualty, this contract at option of Purchaser shall become null and void or Purchaser may elect to take an assignment of Seller's insurance proceeds. (b) Existing mortgage and lien indebtedness may be paid out of sale proceeds. Purchaser may place a mortgage at closing on the real estate and apply proceeds on purchase (c) All of the items of personal property shall be transferred to Purchaser by delivery at closing of a Customary Bill of Sale without warranty of merchantability or fitness for particular purpose. Seller also shall furnish Purchaser an Affidavit of Title covering the time of closing, subject only to the title exceptions permitted by this contract and shall sign customary ALTA forms. (d) Seller shall remove all debris from the real estate and improvements by date of possession subject to the rights of any tenants. Purchaser shall have the right to inspect the real estate and improvements during the 48-hour period immediately prior to closing to verify that the real estate, improvements and included personal property are

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in substantially the same condition, as of the date of Seller's acceptance of this contract, normal wear and tear excepted. (e) The Seller warrants that neither Seller nor Seller's agent has received notice of any dwelling code violation which exists on the date of this contract from any city village, or other governmental authority. (f) Seller and Purchaser shall execute all documents and provide all information so that any federal lender can issue its commitment and close the transaction (g) Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the municipality in which the real estate is located and shall provide to Purchaser at closing evidence of compliance with such ordinances. Transfer taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law. (h) Any facsimile transmission of any documents relating to this contract shall be considered to have the same legal effect as the original document and shall be treated in all manner and respects as the original document. (i) Time is of the essence, provided that Seller and Purchaser may change any date or time limit set forth herein by a written agreement executed by Seller and Purchaser or their authorized agents. (j) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Purchaser shall execute or cause to be executed all documents and take or cause to be taken all actions necessary in order that Purchaser shall have no liability, either actual or potential under the Act. (k) Seller agrees to provide the Internal Revenue Service with the Sale of Real Estate 1099 form as required by law. (l) Captions are not intended to limit the terms contained after said caption and are not part of the Contract.

14. MORTGAGE CONTINGENCY. This contract and the closing are contingent upon Purchaser securing, by August 8, 2014, a commitment for a fixed rate mortgage or an adjustable mortgage permitted to be made by U.S. or Illinois savings and loan associations or banks, for \$480,800.00 the interest rate (or initial interest rate if an adjustable mortgage) not to exceed 5.5%, amortized over 30 years, payable monthly, loan fee not to exceed 1%, plus appraisal and credit report fee, if any. If said mortgage has a balloon payment, it shall be due no sooner than 5 years. If Purchaser does not obtain such commitment, Purchaser shall notify Seller in writing by said date. If Purchaser notifies Seller as above provided, this contract shall be null and void and all earnest money shall be return to Purchaser.

15. DUE DILIGENCE. The contract and closing is subject to Purchaser's approval of operating statements, conditions, covenants, restrictions and easements of record, leases, service, maintenance, management contracts, and inspection the Premises, roof and mechanical systems, existing surveys, title reports reflecting all conditions, covenants and restrictions of record and easements, real estate tax bills and most recent assessments, all existing environmental reports, all existing structural reports, by July 31, 2014, or 30 days after Seller has provided Purchaser with a copy of all documents set forth herein, whichever date is later. Seller shall provide reasonable access during the Due Diligence Period for Purchaser's inspection. In the event Purchaser determines in its sole discretion, the property and improvements are not satisfactory, Purchaser shall have the right to terminate this contract by serving written notice of termination on Seller on or before the expiration of the Due Diligence Period. If Purchaser does not terminate this Agreement pursuant to this paragraph, Purchaser will be deemed to have waived any objections to the property and improvements and this contract shall continue in full force and effect. If Purchaser terminates this contract pursuant to this paragraph, the earnest money and all interest earned thereon shall be returned to Purchaser.

16. LEASE CREDITS Intentionally Deleted.

17. ASSIGNMENT Purchaser reserves the right to assign this contract to an existing entity or a new entity to be formed and all documents at closing shall be drafted pursuant to the assignment and a direction executed on behalf of Purchaser. Any assignment of this contract shall not release the Purchaser of any obligations hereunder.

18. REAL ESTATE TAXES Within 10 days of this contract Seller shall provide purchaser with copies of the real estate tax bills for the past 2 years. Seller shall pay the 2013 tax obligation on or before closing. Seller shall credit Purchaser for 2014 taxes at 110% of the 2013 obligation prorated through the date of closing.

19. CONDITION OF SYSTEMS Seller warrants that all mechanical systems, such as plumbing, heating and electrical systems and the improvements and equipment on the premises are in good working order, the roof and

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structures free from leaks and the structural elements of the premises in good condition and will be so on the day of possession.

20. ENVIRONMENTAL Seller represents to Purchaser that with respect to any acts prior to closing, to the best of Seller's knowledge and belief, that there is not conducted on the premises any operations which involve the generation, use or storage of hazardous substances, petroleum, or hazardous wastes, or special wastes as defined in the Illinois Environmental Protection Act and under Federal Law, in violation of any local, state or federal ordinances, statutes, laws, rules or regulations, nor to the best of Seller's knowledge do the premises contain underground storage tanks which require registration with the State Fire Marshall, and to the best of Seller's knowledge and belief the premises are free from hazardous materials and Seller has received no notice of any action pending or claim with respect to environmental laws, rules and regulations. Seller agrees to indemnify and hold Purchaser harmless from all loss or damage (including reasonable attorney's fees) directly attributable to any misrepresentation made hereunder. The terms of these representations and the indemnification shall survive the closing. Seller shall obtain at Seller's expense a new Phase I report, certified to Purchaser and Purchaser's lender stating that there are no EPA problems or concerns regarding the property. Purchaser reserves the right to terminate this contract and obtain a return of all earnest money if the Phase I report concludes that there are underground storage tanks or contaminants or pollutants over allowable limits.

21. SURVEY The contract and closing are conditional upon Seller providing to purchaser four copies of a currently dated survey of the Land and of the Building situated thereon (the "Survey"), prepared by a surveyor licensed by the State of Illinois and acceptable to Purchaser, certified to Purchaser and the Title Company, in manner satisfactory to Purchaser, by such surveyor as being true, accurate and having been prepared in accordance with the minimum requirements for a Land Title Survey adopted by the American Title Association (now known as the American Land Title Association) and the American Congress on Survey and Mapping in 1986, meeting the requirements of a Class A Survey. The Survey shall reveal encroachments onto the Property from any adjacent property and encroachments by or from the Land or Building on to any adjacent property, and no violation by any of the Building on the Land of any building line or easement affecting the Property. Said survey shall certify that the property is not in an area identified by an agency or department of the federal government as having special flood or mudslide hazards which would require flood insurance under the Flood Insurance Act of 1968. Purchaser shall have 10 business days after receipt of the survey to approve it or disapprove the survey, terminate this contract and obtain a return of the earnest money.

22. ACCESS Purchaser, or his agent and employees, shall have the right of access to the premises during normal working hours at reasonable times after reasonable notice to Seller for the purpose of measuring, testing, planning and developing the project for Purchaser's intended use. All inspections shall be conducted so as to minimally disrupt the occupant's operations.

23. ZONING The contract and closing is conditional upon the local zoning ordinance permitting Purchaser's intended use of the property as a commercial cleaner.

24. CONDEMNATION Seller represents, that no authority having the right of condemnation, or eminent domain has commenced negotiations with Seller, or has commenced legal action against Seller for the damaging, taking or acquiring of all or any part of the premises, either temporarily or permanently by Condemnation, or by exercise of the right of Eminent Domain, or otherwise.

25. AGREEMENTS Sellers represent there are no agreements or service contracts with regard to the premises. Seller will not enter into any such agreements which will extend beyond the closing date.

26. COUNTERPARTS Executed duplicate originals and/or counterparts hereof shall be treated as one and the same instrument, and shall be equally binding upon the parties hereto.

27. GOVERNING LAW The Contract shall be governed and construed in accordance with the Illinois law.

28. VIOLATIONS Seller warrants that it is not aware of nor has it received any notices of violations of any building, fire, health, safety or EPA codes or regulations.

29. TAX FREE EXCHANGE Purchaser and Seller agree that either party may elect to structure the conveyance of all or a portion of the assets herein described as a tax-free exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. If such an exchange is elected by such party ("electing

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party"), the electing party and other party will enter into an exchange agreement acceptable to both Purchaser and Seller. As an alternative, the electing party may elect to enter into any Exchange Agreement with a third party to effect such exchange in accordance with Section 1031 of the Internal Revenue Code. Neither party makes any representation or guarantee to the other that the transactions contemplated under this provision will result in any particular tax treatment to the other party, or will qualify as an exchange under Section 1031 of the Internal Revenue Code. The electing party will assume all costs and expenses, including any attorneys' fees, in connection with such election to structure the transaction as a 1031 exchange.

30. NOTICES The Seller's attorney is _____, Telephone No. _____, Telefax No. _____. The Purchasers' attorney is Charles R. Gryll 6703 N. Cicero Avenue, Lincolnwood, Illinois 60712. Telephone No. (847) 673-8383, Telefax No. (847) 673-5739. Email: cgryll@gryll.com. Notice to the parties or their respective attorneys by telefax or email transmission shall be sufficient notice under the contract.

Purchaser

Vinod M. Patel

Name: Vinod Patel

Address: 3740 W. Columbus
Lincolnwood, IL 60712

Acceptance by Seller July 22 2014

Seller

B + J WIRE, INC

Name

VERONICA A. SOLTYSIAK

Address

*1919 S Fairfield Ave
Chicago IL 60608*

Signature

Veronica A. Soltysiak

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**RIDER ATTACHED TO AND HEREBY MADE A PART OF
REAL ESTATE SALE CONTRACT - INVESTMENTS BETWEEN
B & J WIRE, INC., SELLER, AND VINOD PATEL, PURCHASER,
FOR PROPERTY LOCATED AT 2643 WEST 19TH STREET, CHICAGO, ILLINOIS**

1. This Rider is intended to make changes or additions to the Contract between the parties without deleting all contradictory or inconsistent provisions. In the event of any inconsistencies between the Contract and this Rider, this Rider shall supersede and control.
2. The deed delivered by the Seller shall be a special warranty deed.
3. The balance of the purchase price payable at closing shall be paid by wire transfer of immediately available funds.
4. The closing shall occur on a mutually agreed date within the period set forth in Paragraph 3 of the Contract. Purchaser shall give Seller at least ten (10) days' prior written notice of his proposed closing date.
5. Paragraph 12 of the Contract is hereby deleted.
6. Seller shall only be liable for confirmed special assessments or installments that are due and payable prior to closing.
7. For the purposes of Paragraph 30 of the Contract, Seller's attorneys are Vedder Price P.C., 222 N. LaSalle St., Suite 2500, Chicago, IL 60601 Attn: Pearl A. Zager, Telephone: 312-609-7548, Facsimile: 312-609-5005. Notice served by facsimile shall be deemed delivered on the date of transmission if evidence of transmission shows it was sent prior to 5:00 p.m. recipient's time on a business day; otherwise, it shall be deemed delivered on the next business day.
8. Purchaser shall permit Seller or its agent to be present at any of Purchaser's or its agent's or employee's inspections or investigations of the Property. Purchaser's indemnity covenant set forth in Paragraph 7 of the Contract shall survive the termination of the Contract.
9. Paragraph 13 of the Contract is modified as follows:
 - Clause (e) is deleted and replaced with the following: "Seller has not received any notices of building code violations on the Property that have not been cured."
 - Clause (f) is modified to add "reasonably required" after "information."
 - Clause (h) is modified to add "or electronic" after the word "facsimile."
10. Paragraph 15 of the Contract is modified to add the following: "If Purchaser does not terminate the Contract as provided in this paragraph, then Purchaser agrees that he is purchasing the property 'as is, where is' and 'with all faults' and is not relying on any

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representation or warranty of Seller in connection with such purchase, except as otherwise expressly provided in this Contract and Rider."

11. Paragraph 19 of the Contract is hereby deleted.

12. Seller's representation in Paragraph 20 of the Contract is limited to the acts or omissions to act of Seller and is based solely on the information set forth in that certain environmental assessment dated December 11, 2012, prepared by Aspen Environmental Services Inc., that certain Technical Memorandum dated March 18, 2013, and related documents prepared by Fountainhead Engineering Inc. and the actual knowledge of Seller's President as to Seller's actions and any notices received by Seller. The second last sentence of Paragraph 20 is hereby deleted and replaced with the following: "Seller shall continue to pursue, at no cost to Purchaser, a 'no further action' letter from the Illinois Environmental Protection Agency ("IEPA") with respect to the removal of an underground fuel oil storage tank from the Property. Seller shall submit a response to the IEPA letter dated February 18, 2014, no later than July 31, 2014. This obligation shall survive the Closing."

13. Seller's representations and indemnifications set forth in the Contract shall terminate ~~three (3)~~ ^{5/12/14} months after closing.

14. Paragraph 23 is modified to provide that Purchaser's zoning contingency shall expire on August 29, 2014.

15. Paragraph 25 is modified to add "not extend beyond the closing date" at the end of the first sentence.

16. Paragraph 28 is deleted as redundant.

17. Paragraph 1 is modified to delete "presentation" and to substitute "July 15, 2014."

18. Except as specifically modified herein, the Contract shall be and remain in full force and effect.

Dated: July ____, 2014

Dated: July 22, 2014

SELLER

PURCHASER

B & J WIRE, INC.

By: Veronica Soltysiak
Veronica Soltysiak, President

Vinod M. Patel
Vinod Patel

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REVOCABLE LICENSE AGREEMENT

This Revocable License Agreement dated July 18, 2014 (this "Agreement") is made by and between Vinod Patel ("Patel") and B&J Wire, Inc. ("Owner").

1. Patel and Owner entered into that certain Real Estate Sale Contract – Investments dated June 26, 2014 ("Contract") for the property known as 2643 West 19th Street, Chicago, Illinois ("Property"). Patel desires to use a portion of the Property as designated by Owner ("Premises") for storage of certain dry cleaning equipment. For the sum of \$1.00 in hand paid by Patel to Owner and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner grants to Patel a revocable license to use the Premises until this Agreement is terminated as provided herein.
2. Patel agrees to and shall indemnify and defend Owner and hold it harmless from and against any and all claims, damages, causes of action, suits, liabilities, judgments, penalties, fines, losses, costs and expenses of any kind or nature of whatsoever nature, including attorney's fees, arising out of or in any way connected with the use of the Premises by Patel including, but not limited to, damages resulting from vandalism, theft, or fire of any equipment or the contents of any equipment. Owner shall not have any liability for any of Patel's property on the Premises. Patel shall be solely responsible for insuring its property and shall bear any risk of loss. Patel guarantees that any handling, transportation, storage, usage or disposal of toxic or hazardous substances occurring on the Premises will be in compliance with all applicable federal, state, and local laws, regulations, and ordinances. Patel further agrees to and shall indemnify, defend and hold harmless Owner and its lessors, agents and assignees from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses, including attorney's fees, consultant fees, and expert fees, that arise during or after the term of this agreement from or in connection with Patel's handling, transportation, storage, or usage of toxic or hazardous substances on the Premises. Patel's covenants in this paragraph shall survive the termination of this Agreement.
3. The revocable license agreement shall automatically terminate on the date of closing of the purchase and sale of the Property or the date of termination of the Contract, whichever occurs first; provided however, in the event of a default by Patel, Owner shall have the right to terminate this Agreement effective upon delivery of notice of termination to Patel.

Executed this 18th day of July, 2014.

VINOD PATEL

B&J WIRE, INC.

By: Veronica A. Saltzman

Its: PRESIDENT

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REVOCABLE LICENSE AGREEMENT

This Revocable License Agreement dated July 18, 2014 (this "Agreement") is made by and between Vinod Patel ("Patel") and B&J Wire, Inc. ("Owner").

1. Patel and Owner entered into that certain Real Estate Sale Contract – Investments dated June 26, 2014 ("Contract") for the property known as 2643 West 19th Street, Chicago, Illinois ("Property"). Patel desires to use a portion of the Property as designated by Owner ("Premises") for storage of certain dry cleaning equipment. For the sum of \$1.00 in hand paid by Patel to Owner and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner grants to Patel a revocable license to use the Premises until this Agreement is terminated as provided herein.
2. Patel agrees to and shall indemnify and defend Owner and hold it harmless from and against any and all claims, damages, causes of action, suits, liabilities, judgments, penalties, fines, losses, costs and expenses of any kind or nature of whatsoever nature, including attorney's fees, arising out of or in any way connected with the use of the Premises by Patel including, but not limited to, damages resulting from vandalism, theft, or fire of any equipment or the contents of any equipment. Owner shall not have any liability for any of Patel's property on the Premises. Patel shall be solely responsible for insuring its property and shall bear any risk of loss. Patel guarantees that any handling, transportation, storage, usage or disposal of toxic or hazardous substances occurring on the Premises will be in compliance with all applicable federal, state, and local laws, regulations, and ordinances. Patel further agrees to and shall indemnify, defend and hold harmless Owner and its lessors, agents and assignees from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses, including attorney's fees, consultant fees, and expert fees, that arise during or after the term of this agreement from or in connection with Patel's handling, transportation, storage, or usage of toxic or hazardous substances on the Premises. Patel's covenants in this paragraph shall survive the termination of this Agreement.
3. The revocable license agreement shall automatically terminate on the date of closing of the purchase and sale of the Property or the date of termination of the Contract, whichever occurs first; provided however, in the event of a default by Patel, Owner shall have the right to terminate this Agreement effective upon delivery of notice of termination to Patel.

Executed this 18th day of July, 2014.

VINOD PATEL 

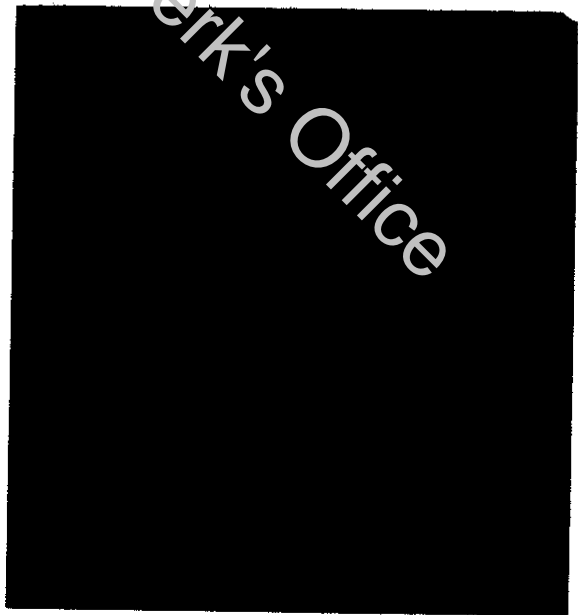
B&J WIRE, INC.

By: _____

Its: _____

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EXHIBIT B

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**CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008963928 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

LOTS 12 TO 15 IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 16 THROUGH 18 AND THE EAST 6 FEET OF LOT 19 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 18 FEET OF LOT 19, ALL OF LOT 20 AND LOT 21 (EXCEPT THE WEST 4 FEET THEREOF) IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 22 THROUGH 25 AND THE WEST 4 FEET OF LOT 21 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 16-24-415-003-0000
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