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REGENCY DEVELOPMENT GROUP LLC 425 HUEHL ROAD, SUITE 4B NORTHBROOK, IL 60062



Doc#: 1606944079 Fee: \$152.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 03/09/2016 05:06 PM Pg: 1 of 25

REAL ES FATE CONTAACT
815, 810 + 823 Paulina
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Chicago REALTORS

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(HICAG) ASSOC ATION REAL TORSE APARTMENTS/INVESTMENTS PURCHASE AND SALE CONTRACT Rev. 01/2012



	2 3	1. Contract. This Apa (collectively, "Parties")	( Duye.				V. 160	<u> yıu</u>	· · ·				("Seller")
	4 5	815, 819, 823 N. Paulin	a	respect t	the	purchase and sal Chicago	e of	the	real	estate IL	and	improvements 60612	located at:
	Ð	(addr	ess)			(city)			(sta	<del></del>		(zip)	("Property").
	6	Property P.I.N. #: See sur	veys attac	hed - 3 dou	ble lots_	Lot size: per survey			Approx	imate sou	are fe	et of Property:	
	7	2. Fixtures and Perso	nal Prope	nter At Cla									
	8	Buyer by a Bill of Sale, al and Personal Property"	heating, co	oling elec	sing (as di trical and	efined in Paragraph 7	of this	Contra	act), in	addition t	o the	Property, Seller sl	hall transfer to
	9	and Personal Property"	):		or real and	promoting systems, tog	etner (	with t	he folior	ving chec	ked ar	id enumerated ite	ems ("Fixtures
	10	U Keirngerator []	Sump Pump	<u> </u>		☐ Central air con				ace screei			
	11 12	☐ Oven/Range ☐ S ☐ Microwave ☐ S	moke and a	arbon mono	xide	□ Window air con	ditione	— ≥r		ace screei Juipment		Built-in or attac shelves or cabine	hed
	13		letectors ntercom sys			☐ Electronic air fi	lter		Firepl	ace gas lo	_	Geiling fan	ets
	14		lecurity sys	tem(rente	d or one -4) (.	☐ Central humidi	fier		] Firewo	ood	Ε	Radiator covers	
	15	☐ Trash compactor û S	⊈tellite Dis	h	a or owned) (s	ure one) □ Lighting fixture	20		Attack	ed gas gr	ill [	All planted veget	ation
	16	□ Washer □ A	cached TV	(s)		☐ Electronic gara	e door	∟ √و)	Lixistii and co	ng storms reens	Ę	l Outdoor play set	/swings
		☐ Dryer ☐ T☐ Water Softener ☐ L☐	V Antenna			with remote		۰ -	TATE T	w treatme	nte	Outdoor shed	
	19		CD/p'asr.a.	multimedia	equipmer	ıt 🛘 Tacked down ca	rpeting	g [	Home	··· •x oa onne	11.00	-	
		<b>-</b>	rerec she T.	e s/surroun	d sound	_ Other Equipme	ent			ty (as attacl	ned)		
2	20	Seller also transfers the fol	lowing:	<u> </u>		The follow	ing iter	ns are					
2		<ol> <li>Purchase Price. The Price").</li> </ol>	purchase i	orice for the	Property	fineluding the Fixtures	ת נייים		) D				
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28	8 I	aragraph 14 of this Contr	act) (the In	itial and E	I I	/ N.C.	I MIC C	ућпас	ED TO HOL	ie Attorne	у Арр	roval Period (as e	stablished in
29	3 (	ind agree that (i) the Parti	ee chall ave	wate all no		i also together	1616116	ou wo a	ra me	carnest .	Mone:	y"). The Parties	ecknowlodge
30	) k	etween the parties and (ii)	except as o	therwise ag	reed, Buye	r shall pay all expense	o the . sincur	uarne red in	st Mone	y in form	and	content mutually	agreed upon
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32	V	ritten mortgage commitme ank, or other authorized f	ent for a fixe	ed rate or a	nenigene i Ladiustah	le rate mortgage n	y <u>UAS</u>	H	<del></del> :	20	("Firs	t Commitment L	ote") a firm
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7	Contingent rezoning 6 lots to special use of Cunits () to 6 onthis or soon will close after busday
	65 escrow fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Private Burnest money, plus or minus prorations and
	at a time and location mutually agreed upon by the Parties ("Closing Date"). Seller must provide Buyer with good and merchantable title prior to Closing.
,	8. <u>Deed.</u> At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("Deed") (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the following, if any of any and if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.
7	9. Real Estate Taxes. Seller represents that the 20 15 general real estate taxes were \$TBD. General real estate taxes for the Property are subject to the following exemptions (check box if applicable):   Homeowner's. Senior Citizen's. Senior Freeze. General real estate taxes shall be prorated based on (i) 100 % of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in writing prior to the expiration of the Attorney Approval Period.
7 7	10. Leases. Seller shall deliver to Buyer a complete copy of all existing leases affecting the Property and a rent roll within 3 business days of the Acceptance Date. Seller represents and warrants that (a) existing leases, if any, will be assigned to Buyer at Closing in an assignment and assumption agreement mutually agreeable to the Parties and (b) the present monthly gross rental income is \$
8: 8:	2 11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report II V. (III V. a)
84 88	4 12. Zoning Certification. If the Property is located in the City of Chicago and contains four dwelling units or local Sollar shall any of
86 87 88	6 13. <u>Dual Agency</u> . The Parties confirm that they have previously consented to <u>N/A</u> (" <i>Licensee</i> ") to act as Dual 7 Agent in providing brokerage services on be last of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by 8 this Contract.
89 90	Seller Initials: Seller Initials:
91 92 93 94 95 96 97	and dates. Any Proposed Modifications that are set form in writing and accepted by the other party shall become terms of this Contract as if originally set forth in this Contract. If, within the Atical Approval Period, the Parties cannot reach agreement regarding the Proposed Modifications, then, at any time after the Attorney Approval Period either Party may terminate this Contract by written notice to the other Party. In that event, this Contract shall be null and void and the Earnes' Money shall be returned to Buyer. In the ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.
99 100 101 102 103 104 105 106 107 108 109	(unless otherwise provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood infestation, and/or mold inspections of the Property ("Inspections") by one or more reoperly licensed or certified inspection personnel (each, an "Inspector"). The Inspections shall include only major components of the Property, including, without limitation, central heating, central cooling, plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and foundations. A major component shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, at does not constitute a health or safety threat. Buyer shall indemnify Seller from and against any loss or damage to the Property or personal injury must deep the Inspections, Buyer, or Buyer's Inspector. Prior to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in whith "Buyer's Inspection Notice" of any defects agrees that minor repairs and maintenance costing less than \$250 shall not constitute defects covered the relevant Inspections report. Buyer reached written agreement resolving the inspection issues within the Inspection Period, then either Party may terminate this Contract by written antice to the other Party. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN THE ABSENCE OF WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD THIS PROVISION of SIGNAL DE DEFENDER.
112 113 114 115 116	16. General Provisions, Riders and Addendums. THIS CONTRACT WILL BECOME A LEGALLY BINEIVG CONTRACT WHEN SIGNED BY BUYER AND SELLER AND DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT. THIS CONTRACT INCLUDES THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS (list Rider numbers here) AND ADDENDUM (list Addendum numbers here) ATTACHED TO AND MADE A PART OF THIS CONTRACT.
	[SIGNATURE PAGE FOLLOWS]
1	Buyer Initials: Buyer Initials: Seller I
	2 of 4

117 OFFER DATE: BUYER'S INFORMATION: SELLER'S INFORMATION: l. Harred Euyer's Signatur Buyer's Signature: Seller's Signature Illinois real estate agent Owner is doing a 1031 exchange Buyer's Name(s) (print): Lendustry and/ or assignee Seller's Name(s) (print): Laura Llamedo and or owner of record Zip: State: 124 Home Phone: Home Phon 125 Cell Phone: Cell Phone: 126 Email Address: The names and addresses set f . h below are for informational purposes The names and addresses set forth below are for informational purposes only and subject only and subject to change. BUYER'S BROKER'S INFO'. MA ITON: SELLER'S BROKER'S INFORMATION: Designated Agent (print): Joe Betancourt 130 Designated Agent Name (print):\_ Agent MLS Identification Number 114034 Agent MLS Identification Number:\_\_\_\_ Brokerage Company Name: Betancourt Realty 12820 Brokerage Company Name: \_\_MLS#\_ Office Address: 2041 W. Division St. 133 Office Address: City: Chicago 60622 City. State:\_ Office Phone: 773-342-7211 Cell Phone: 773-297-8560 \_ Cell Phone: Fax: 773-342-7073 Email: joe@betancourtrealty.com BUYER'S ATTORNEY'S INFORMATION: SELLER'S ATTORNEY'S INFORMATION: Attorney Name: Dmitrly Meleshko Beatra Betancourt Office Address: 425 Huehl Rd Bldg 4b City: Northbrook Zip: 6006.2 State: IL Office Phone: 814-419-9995 Cell Phone: Fax: amail on BUYER'S LENDER'S INFORMATION: Office Address Zip: Office Phone:

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Email:

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#### 164 GENERAL PROVISIONS

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- 155 Prorations. Rents, interest on existing mortgage, if any, water taxes and other items shall be prorated as of the Closing Date. Security deposits and required interest, if any, shall be paid to Buyer at Closing. Notwithstanding anything to the contrary contained in Paragraph 9 of this Contract, if the Property is improved as of the Closing Date, but the 156 157 last available tax bill is on vacant land, Seller shall place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reprorate taxes within 30 days after the bill on 158 the improved property becomes available.
  - Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.
  - Title. At least 5 days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the intended grantor by delivering a Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to no other exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a Commitment for Title Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Commitment for Title Insurance furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30 days after Seller's receipt of evidence of title to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of money, Seller may have those exceptions removed at Closing by using the proceeds of
  - Notice. All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses provided in this Contract. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission. In addition, facsimile signatures or digital signatures shall be sufficient for purposes of executing this Contract and shall be deemed originals. E-mail notices shall be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient, provided that a copy of the e-mail notice is also sent by regular mail to the recipient on the date of transmission.
  - Disposition of Earnest Money. In the event of default by Buyer, the Earnest Money, less expenses and commission of the listing broker, shall be paid to Seller. If Seller defaults, the Earnest Money at 'he option of Buyer, shall he refunded to Buyer, but such refunding shall not release Seller from the obligations of this Contract. In the event of any default, Escrowee shall give we'r en notice to Seller and Buyer indicating Escrowee's intended disposition of the Earnest Money and request Seller's and Buyer's written consent to the Escrowee's intended disposition whe Earnest Money within 30 days after the notice. However, Seller and Buyer acknowledge and agree that if Escrowee is a licensed real estate broker, Escrowee may not distribute the Earnest Money without the joint written direction of Seller and Buyer or their authorized agents. If Escrowee is not a licensed real estate broker, Seller and Buyer agree that if nother Party objects, in writing, to the proposed disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed to dispense the Earnest Money as previously noticed by Escrowee. If either Seller or Buyer objects to the intended disposition within the 30 day period, or if Escrowee is a licensed real estate broker and does nour en e the joint written direction of Seller and Buyer authorizing distribution of the Earnest Money, then the Escrowee may deposit the Earnest Money with the Clerk of the Circ it Lorrt by the filing of an action in the nature of an Interpleader. Escrowee may be reimbursed from the Earnest Money for all costs, including reasonable attorney's fees, related to the fing of the Interpleader and the Parties indemnify and hold Escrowee harmless from any and all claims and demands, including the payment of reasonable attorneys' fees, costs, and expresses arising out of those claims and demands.
  - Operational Systems. Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the Property are in working order and will be so at the time of Closing and that the property during the 48-hour period immediately prior to Closing solely for the purpose a verifying that the operational systems and appliances serving the Property are in working order and that the Property is in substantially the same condition, normal wear and tear excepted, an of the Acceptance Date.
  - Insulation Disclosure Requirements. If the Prope ty is new construction, Buyer and Seller shall comply with all insulation disclosure requirements as provided by the Federal Trade Commission, and Rider 13 is attached.
- H. Code Violations. Seller warrants that no notice from any Liny violage, or other governmental authority of a dwelling code violation that currently exists on the Property has been issued and received by Seller or Seller's agent ("Code Violation No.c"). If a Code Violation Notice is received after the Acceptance Date and before Closing, Seller shall 190 191 192 promptly notify Buyer of the Notice
  - I. Escrow Closing. At the written request of Seller or Buyer received prior to the felivery of the deed under this Contract, this sale shall be closed through an escrow with a title insurance company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by the title insurance company, with such special provisions inserted in the escrow agreement as may be required to confirm with this Contract. Upon the creation of an escrow, payment of Purchase Price and delivery of deed shall be made through the escrow, this Contract and the Earnest Money had be deposited in the escrow, and the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Scaler
- Survey. At least 5 days prior to the Closing Date, Seller shall provide Buyer with a survey or licensed land surveyor dated not more than six months prior to the date of 198 199 Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more y cent or extensive survey, the survey shall be obtained at Buyer's expense.
- K. Affidavit of Title; ALTA. Seller agrees to furnish to Buyer an affidavit of title subject only to chose items set forth in this Contract, and an ALTA form if required by 200 201 Buyer's mortgagee, or the title insurance company, for extended coverage.
  - Legal Description. The Parties may amend this Contract to attach a complete and correct legal description of the Property.
- M. RESPA. Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicate provisions of the Real Estate Settlement Procedures Act of 203 1974, as amended. 204
  - 1031 Exchange. The Parties agree that at any time prior to the Closing Date, Buyer and/or Seller may elect to exect a simultaneous or non-simultaneous tax-deferred exchange pursuant to Section 1031, and the regulations pertaining thereto, of the Internal Revenue Code, as amended. Each party exchange pursuant to Section 1031, and the regulations pertaining thereto, of the Internal Revenue Code, as amended. connection with any such exchange in any manner which shall not impose any additional cost or liability upon the cooperating part, uncluding without limitation by executing any and all documents, including escrow instructions or agreements consenting to the assignment of any rights and obligations hereunder to an actuary agreements, which may be necessary to carry out such an exchange; provided, however, that any election to effect such an exchange shall not delay the Closing Date.
- Transfer Taxes. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall run as a completed declaration signed by 210 Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet one requirements as established by 211 any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be paid by the person derign teat in that ordinance. 212
- Removal of Personal Property. Seller shall remove from the Property by the Possession Date all debris and Seller's personal property at a aveyed by Bill of Sale to 213 Ρ. 214 Buyer.
- Surrender. Seller agrees to surrender possession of the Property in the same condition as it is on the Acceptance Date, ordinary wear and tear excepted, subject to 215 Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Provision, Seller shall not be responsible for that portion of the total cost 216 217 related to this violation that is below \$250.00.
  - Time. Time is of the essence for purposes of this Contract.
  - S. Number. Wherever appropriate within this Contract, the singular includes the plural.
  - Τ. Flood Plain Insurance. In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.
- 221 Business Days and Time. Any reference in this Contract to "day" or "days" shall mean business days, not calendar days, including Monday, Tucsday, Wednesday, 222 Thursday, and Friday, and excluding all official federal and state holidays.
  - Patriot Act. Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other hanned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they are not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each Party shall defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty.
  - Brokers. The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.
    - Original Executed Contract. The listing broker shall hold the original fully executed copy of this Contract.

Buyer Initials Buyer Initials:		Seller Initials: Seller Initials:
	4 of 4	

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# UNOFFICIAL COPY Exhibit A

LEGALDOS CRIPTION

PIN 17-06-439-025-0000 PIN 17-06-439-026-0000

Addrers: 815, 819+823 N. PAULINA, Chicago, 10 LEGAL DESCRIPTION:

THE SOUTH 36 FEET OF LOT 13 AND LOTS 14 AND 15 AND THE WEST ½ OF THE VACATED ALLEY, LYING EAST AND ADJOINING SAID LOTS IN BLOCK 23 IN JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### **LEGAL DESCRIPTION:**

LOTS 6,7,14,15 AND 8 (EXCEPT THE NORTH 14.00 FEET THEREOF) AND LOT 13 (EXCEPT THE NORTH 14.00 FEET THEREOF) TOGETHER WITH ALL THAT PART OF THE NORTH AND SOUTH MACATED PUBLIC ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 6 AND 8, BOTH INCLUSIVE; LYING EAST OF AND ADJOINING EAST LINE OF LOTS 13 TO 15, BOTH INCLUSIVE; LYING SOUTH OF AND ADJOINING A LINE OF 14.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT 8 PRODUCED WEST 12.00 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 6 PRODUCED WEST, 12.00 FEET, ALL IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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### **UNOFFICIAL COPY**

# EXHIBIT "A" LEGAL DESCRIPTION

#### PARCEL 1:

LOT 6 (EXCEPT THE NORTH 2.10 FEET THEREOF) IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 10.64 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOURNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

1606944079 Page: 8 of 25

### **UNOFFICIAL COPY**

EXHIBIT 'A'
Legal Description

LOTS 6, 7, 14, 15 AND 8 (EXCEPT THE NORTH 14.00 FEET THEREOF) AND LOT 13 (EXCEPT THE NORTH 14.00 FEET THEROF) TOGETHER WITH ALL THAT PART OF THE NORTH AND SOUTH VACATED PUBLIC ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 6 TO 8, BOTH INCLUSIVE; LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 13 TO 15, BOTH INCLUSIVE; LYING SOUTH OF AND ADJOINING A LINE 14.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT 8 PRODUCED WEST 12.00 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 6 PRODUCED WEST, 12.00 FEET, ALL IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIIDAN, IN COOK COUNTY, ILLINOIS.

SOR OTODORINA OF COOK COUNTRY CLOTHES OFFICE

1606944079 Page: 9 of 25

### **UNOFFICIAL COPY**

#### ASSIGNMENT AND ASSUMPTION OF REAL ESTATE SALES CONTRACT

THIS ASSIGNMENT AND ASSUMPTION OF REAL ESTATE SALES CONTRACT ("Assignment") dated effective as of March & 1016, is by and between Lendustry Ltd., an illinois Corporation, or its assignee ("Assignor") and Regency Development, LLC, an Illinois limited liability company ("Assignee").

#### **RECITALS:**

- A. Assignor and Laure. Elamedo ("Seller") entered into that certain Real Estate Sales Contract dated March 3, 2016 (the "Agreement") relating to the property commonly known as 815, 819, 823 N. Paulina, Chicago, IL all within the City of Chicago which are legally described on Exhibit A commonly known 25 (the "Property").
- B. In connection with the Agreement, Assignor has not deposited any earnest money under the Agreement (such sum and all earnings thereon being referred to as the "Earnest Money") with the listing broker, Betancourt Realty.
- C. Assignor desires to assign, transfer, set over and deliver to Assignee all of Assignor's right, title and interest in and to the Agreement and the Earnest Money as hereinafter provided.
- D. Assignee desires to assume the duties and obligations of Assignor under the Agreement, the Escrow Agreement and the Earnest Money as set forth below.
- NOW THEREFORE, in accordance with the terms of this Assignment and in consideration of the sum of \$125,000.00, the sufficiency and receipt of which are thereby acknowledged, Assignor and Assignee agree as follows:
- 1. <u>Assignment</u>. Assignor assigns, transfers, sets over and delivers to Assignee, effective as of the date of this Assignment, all of Assignors' right, title and interest in and to: (a) the Agreement; (b) the Earnest Money.
- 2. <u>Assumption</u>. Assignee accepts this Assignment and agrees to assume and perform each and every obligation and duty of Assignor under the Agreement and the Escrow Agreement, all with the same force and effect as if Assignee had signed the Agreement originally, as the "buyer" or "purchaser" named therein.

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### **UNOFFICIAL COPY**

- <u>3</u>. <u>Payment of Assignment Consideration</u>. Assignee agrees to pay Assignor the assignment price of \$125,000.00.
- 4. <u>Non-Disclosure</u>. The parties agree to that they shall not disclose the existence and/or terms of this Assignment Agreement without the prior written consent of the other party.
- 5. <u>Default</u>. Each party retains all rights and remedies in law and/or equity for the default of the other party under this Agreement.
- 6. <u>Miscellaneous</u>. This Assignment: (a) shall be binding upon, and inure to the benefit of, the parties to this Assignment and their respective heirs, legal representatives, successors an passigns, (b) may be construed in accordance with the laws of the State in which the Properties are located; (c) may be executed in multiple counterparts, all of which taken together shall form one instrument; and (d) may be executed by facsimile, scanned e-mail PDF or other electronic means and when so executed such shall be deemed originals for all purposes. A copy of this Assignment maynot be recorded against the Properties, such recording being a default under this Agreement. All provisions of the Agreement not specifically mentioned herein remain in full force and effect and shall not be deemed to be a nended hereby, except as set forth herein.

[signatures on next 2 page S-1 and S-2]

1606944079 Page: 11 of 25

Denis Bremel

Regency Development LLC, an Illinois limited

Authorized Signatory

e: Colling Clark's Office

### **UNOFFICIAL CC**

IN WITNESS WHEREOF, this Assignment and Assumption of Real Estate Contract has been executed and delivered by the parties as of the date first above written.

Name:

By:\_\_\_ Name: Title:

**ASSIGNEE:** 

liability company

DOOP OF CO

**ASSIGNOR:** 

1606944079 Page: 12 of 25 UNOFFICIAI The second secon DATED THIS 14th DAY OF FEBRUARY 2013 PROFESSIONAL KLIHOIS LAND SURVEYOR NO.3000 UCENSE EXPIRES 11/30/2014 COMMA COMMA SAMPONES SELL REPRESENTS

-EKNASCH KIPPTENTENT ID MA KARANDE MERCHAMA

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-DARRESSON ARE SHOWN WITH A DECINIALS NOT

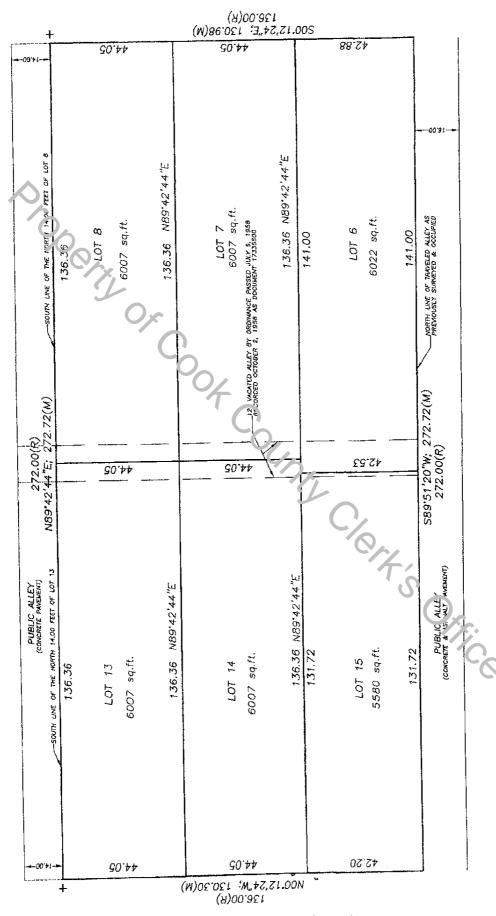
-BARRESSON ARE SHOWN SCHARM. FIELD WORK COMPLETED: FEBRUARY 11, 2013 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOUS MIMIUM STANDARDS BOR TOPOGRAPHIC SURVEYS. THE LEGATE THE CADET AND THE PLAT WAS PROVIDED BY THE CADET AND THE ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POSICY. = 20 FEET SS SCALE: 1 STATE OF ILLINOIS COUNTY OF COOK 1 70,000 C405S NOTEN
1,009 S. # 136 E
1,004 C405S NOTEN
5,005 S. # 1,207 E
70,004 C405S NOTEN
5,012 S. # 1,207 E FOUND CHOSS HOTEL MARSHEIELD 'N STREET (k) 00 951 ... (20 08(W)) UDS 6.7 14, 19 AND LOT & CACEPT THE NORTH 14.00 FEET THEREOS AND LOT 13 (EXCEPT THE NORTH 14.00 FEET THEREOF), TOGETHER WITH ALL THAN PAST OF AND ALL ALL OF THE WEST LINE OF LOTS 6.0 18, 60th THE ALL OF THE STATE AND ALL OWNERS ALL OF THE WEST LINE OF THE STATE AND ALL OWNERS ALL OF THE STATE AND LOTS 13 TO 15, 60th THAN EXCEPT, ALL WEST 15.00 FEET AND LAND WASHING A LINE 14.00 FEET SULTING OF AND ADDRESS AND ADDRESS AND THE STATE AND LOTS AND ADDRESS AND THE STATE THE COURT LINE OF OT 8 PRODUCTS WEST 15.00 FEET, ALL WEST 25.00 FEET AND LAND ADDRESS AND ADDRESS AN 40 107 FOUNDATION ON UNC PIN: 17-08-439-023-0000 & PIN: 17-08-439-028-0000 TOTAL LAND AREN: 35,629 SO.FT. COMMONLY KNOWN AS: 824 N: PAULIUM STREET & 822 N: MARSHARLD AVENUE, CHICAGO, ILLIMOUS 60622 OR D.82 ACRES אטרועדוערטיי ארבר טי נטר פייר רטשעונידוטיי אטרועדיי זייבר אטרוני (למס פפר טי נטר טיי -ORIGINAL MORTH UNE OF LOT & PROPOSED DUSDOOF FOR HURBES & EGRE S. P. PRUT C. EASEMENT RECORDS DOCKHOOF NOT ANALORS. 12" WCATED ALLEY OF ORDAWN E + CSED JULY 8, 1938 SECONDED OCTOBER 2, 1958 A; DOCUMENT 1733500 NORTH LANE OF TOWNELED ALLEY AS 7 703 130.0G(R) SURVEY 107 507 LOT 4 AVENUE (4)00'811 OF. 272.72(M) PLAT 272.00(R) N89'42'44"E; 277 72.v0(R) SEC. (80' R.O.W.) 107 (8)00.85 585.51 CONCRETE 0.19 S. CHICAGO IN REFORM TO SELLY ALLEY CWE ON THE MORTH 14 DO FEET OF LOT ₹. 30.00(R) 4 13 30,00(R) Ę, 707 107 BLOCK 23 FOLMOLITON CORNETS 0.42 N. # 0.51 E. 107 WALK O.15 E. GEODETIC SURVEY, LTD. PROTESSOW, DESIGN FOR IN- DRIVEN ON SURVEYORS 1121 DEPOT STREET, GLENDEN, IL 60028 TEL. (647) 904-7661. FAX (647) 904-7691. (N)00.02 (A)00.00 (M)05.051 ;W'+2'S1'00W 4.4 ORDER NO.: 13-041 ORDERED BY: ECO OEMILOPMENT CENTRY NAME IS SENTER NAME IS 3.85 S. R. JOS W. FOUND PIK MAE STREET ANIJUAA .N (ii) v Oced (iii) = Record (iv) = Mersun (iv) = Mersun S. = South W. = West E. = East Wood Fance = Chain Libk Fel Iron Fence = Chain Libk Fel

1606944079 Page: 13 of 25

### UNOFFICIÁL COPY

STREET

N. MARSHFIELD



STREET

ANIJUA9 .N

copy

1606944079 Page: 14 of 25

### UNOFFICIAL CO

#### PLAT OF SURVEY

FARCEL 1:
LOT 6 (EXCEPT THE NORTH 2.10 FEET THEREOF) IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE
EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

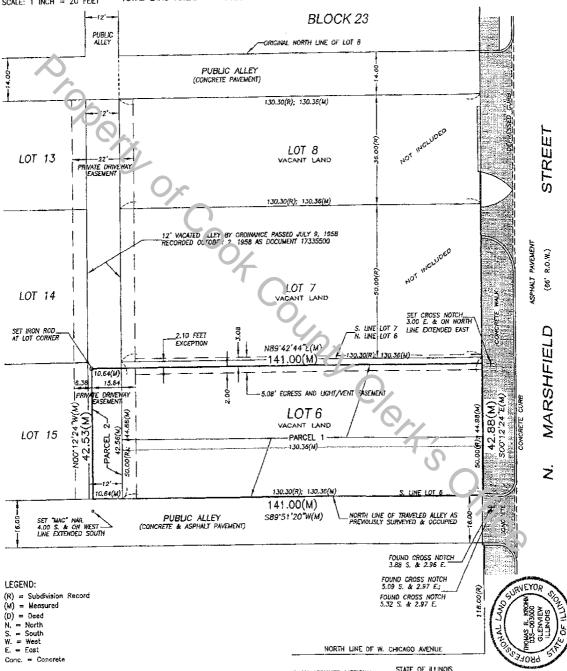
PARCEL 2: THE EAST 10.64 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOHNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: N. MARSHFIELD STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5569 SQ.FT. LAND AREA PARCEL 2: 453 SQ.FT.

SCALE: 1 INCH = 20 FEET

6022 SQ.FT. TOTAL LAND AREA:



ORDER NO : 13-041-4 ORDERED BY: ECO DEVELOPMENT

PREPARED BY

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394 CONSTRUCTION & LAND SURVEYORS 1121 DEPOT STREET, GLENVIEW, IL 60025 TEL. (847) 904-7690; FAX (847) 904-7691

-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGELS ONLY. AND ARE USED TO DENOTE ANGELS ONLY.

-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMDED FROM SCALING,

-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.

-BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND/OR TITLE POLICY.

-COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE. STATE OF ILLINOIS COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: SEPTEMBER 10, 2014

DATED THIS 10th DAY OF SEPTEMBER , 2014.

BY Women & Work
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2014

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### UNOFFICIAL CO

#### PLAT OF SURVEY

OF

PANCEL 1.

LOT 7 (EXCEPT THE NORTH B.05 FEET THEREOF) AND THE NORTH 2.10 FEET OF LOT 6 IN BLOCK 23 OF JOHNSTON'S SUBDIMISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

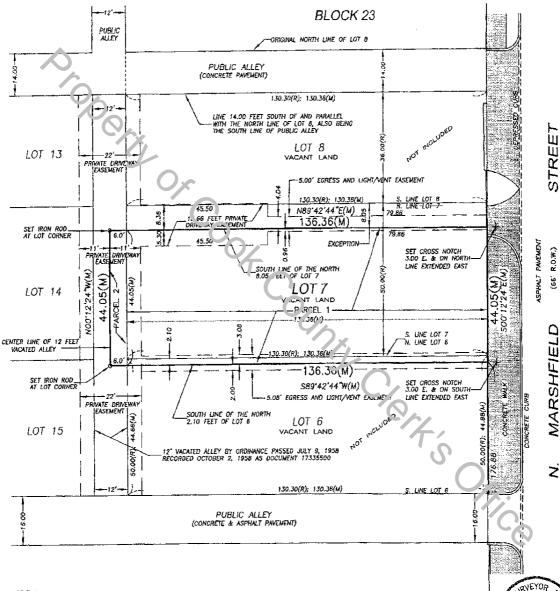
THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOHNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: N. MARSHFIELD STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5743 SQ.FT. LAND AREA PARCEL 2: 264 SQ.FT.

SCALE: 1 INCH = 20 FEET

TOTAL LAND AREA: 6007 SQ.FT.



#### LEGEND:

(R) = Subdivision Record

(M) - Meosured

(D) ≈ Deed N. = North S. = South W. = West

E. = Eost

Conc. = Concrete

ORDER NO.: 15-063

ORDERED BY: ECO DEVELOPMENT

#### PREPARED 8Y:

GEODETIC SURVEY, LTD. PROFESSIONAL DESIGN FIRM NO. 184-004394 CONSTRUCTION & LAND SURVEYORS 1121 DEPOT STREET, GLENVIEW, IL 60025 TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. AND ARE USED TO DENOTE ANGLES ONLY.

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PROVIDED BY THE CUENT AND FOR ACCURACY SHOULD
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SHOWN ONLY WHERE THEY ARE SO RECORDED ON
THE SUBDINISION PLAT OR ARE FURNISHED WITH
THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND/OR THE POLICY.

-COMPARE ALL POINTS BEFORE BUILDING AND AT
ONCE REPORT ANY DISCREPANCIES, WHICH YOU
MAY HAVE FOUND, TO THIS OFFICE.

STATE OF ILLINOIS COUNTY OF COOK SS

NORTH LINE OF W. CHICAGO AVENUE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MARCH 20, 2015

DATED THIS 20th DAY OF \_\_\_MARCH .... 2015

BY Worm & Wishing PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000 LICENSE EXPIRES 11/30/2016

1606944079 Page: 16 of 25

### UNOFFICIAL CO

PLAT OF SURVEY

OF PARCEL 1: PANUEL 1.

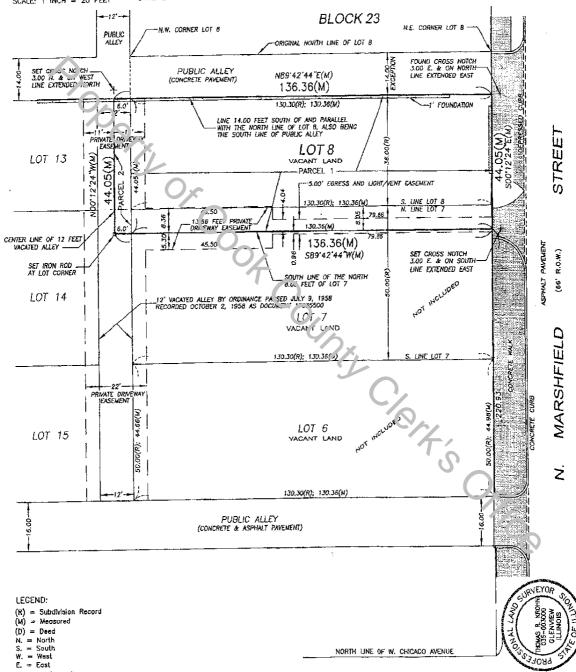
LOT 8 (EXCEPT THE NORTH 14.00 FEET THEREOF) AND THE NORTH 8.05 FEET OF LOT 7 IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ½ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FRINCEL 2. THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOHNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: N. MARSHFIELD STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5743 SQ.FT. LAND AREA PARCEL 2: 264 SQ.FT. 6007 SQ.FT.

TOTAL LAND AREA: SCALE: 1 INCH = 20 FEET



Conc. = Concrete

ORDER NO .: 15-072

ORDERED BY: ECO DEVELOPMENT

PREPARED BY:

GEODETIC SURVEY, LTD. PROFESSIONAL DESIGN FIRM NO. 184--004394 CONSTRUCTION & LAND SURVEYORS 1121 DEPOT STREET, GLENVIEW, IL 60025 TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

GENERAL NOTES:
-BEARINGS ARE REFERRED TO AM ASSUMED MERIDUM
AND ARE USED TO DENOTE ANGLES ONLY.
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND
ARE NOT TO BE ASSUMED FROM SCALING.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS
PROVIDED BY THE CLIENT AND FOR ACCURANT SHOULD
BE COMPARED WITH DEED AND/OR TITLE POLICY.
-BUILDING LINE RESTRICTIONS AND EASEMENTS ARE
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THE SUBDIVISION PLAT OR ARE FURNISHED WITH
THE ORDERED DESCRIPTION. REPER TO YOUR DEED,
ABSTRACT AND/OR TITLE POLICY.
-COMPARE ALL POINTS BEFORE BUILDING AND AT
ONCE REPORT ANY DISCREPANCIES, WHICH YOU
MAY HAVE FOUND, TO THIS OFFICE.

STATE OF HUNOIS COUNTY OF COOK 55

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MARCH 20, 2015 DATED THIS 20th DAY OF MARCH

PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000 UNENSE EXPIRES 11/30/2016

1606944079 Page: 17 of 25

### UNOFFICIAL CC

#### PLAT OF SURVEY

、, QF PARCEL 1:

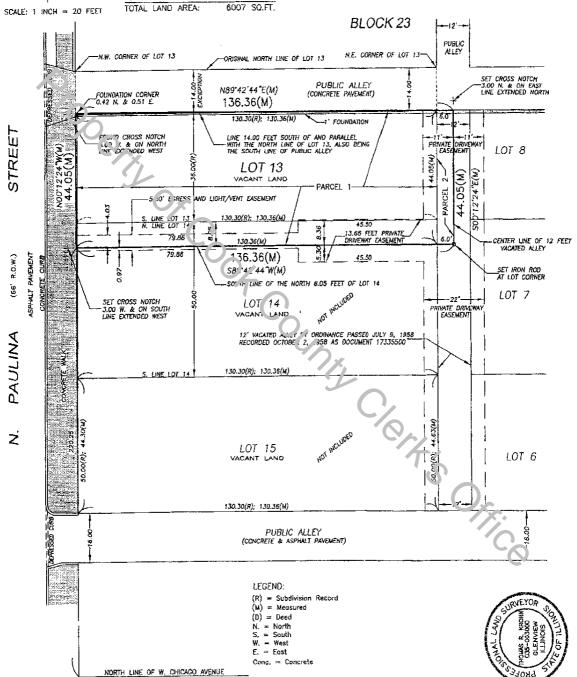
LOT 13 (EXCEPT THE NORTH 14.00 FEET THEREOF) AND THE NORTH 8.05 FEET OF LOT 14 IN BLOCK
23 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39

NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOHNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: N. PAULINA STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5743 SQ.FT. LAND AREA PARCEL 2: 264 SQ.FT.



ORDER NO. 15-073 ORDERED BY: ECO DEVELOPMENT

PREPARED BY:

GEODETIC SURVEY, LTD. PROFESSIONAL DESIGN FIRM NO. 184-004394 CONSTRUCTION & LAND SURVEYORS 1121 DEPOT STREET, GLENVIEW, IL 60025 TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

General Notes:

--PERATINGS ARE REFERRED TO AN ASSUMED MERICIAN
AND ARE USED TO DENOTE ANGLES ONLY.

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"PUBLIDING LUBE RESTRICTORS AND EASTMENTS ARE
SHOWN ONLY WHERE THEY ARE SO RECORDED ON
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THE ORDERED DESCRIPTION. REFER TO YOUR DEED,
ASSTRACT AND/OR TILE POLICY.

—COMPARE ALL POINTS BETTRE SULDING AND AT
ONCE REPORT ANY DISCREPANCIES, WHICH YOU
MAY HAVE FOUND, TO THIS OFFICE.

STATE OF HUNOIS COUNTY OF CODE SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MARCH 20, 2015 DATED THIS 20th DAY OF MARCH ... 2015.

EX THOMAS CAND SURVEYOR NO.3000 LICENSE EXPIRES 11/30/2016

1606944079 Page: 18 of 25

### UNOFFICIAL CO

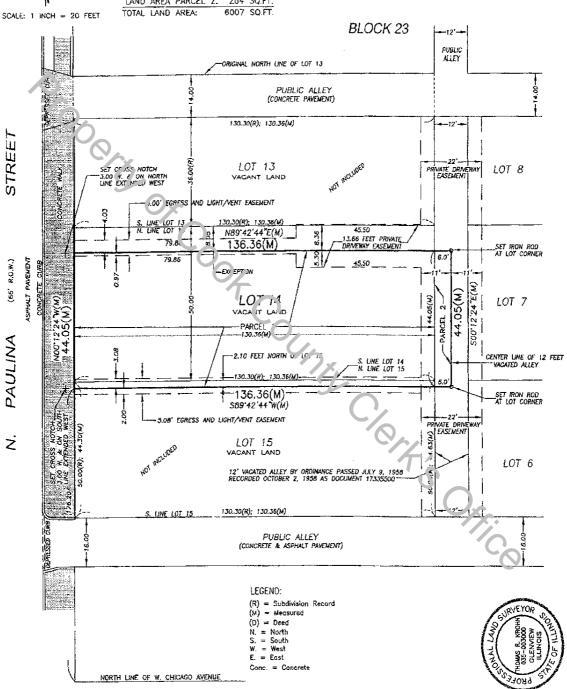
#### PLAT OF SURVEY

OF PARCEL LOT 14 (EXCEPT THE NORTH 8.05 FEET THEREOF) AND THE NORTH 2.10 FEET OF LOT 15 IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COMMONLY KNOWN AS: N. PAULINA STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5743 SQ.FT. LAND AREA PARCEL 2: 264 SQ.FT.



ORDER NO .: 15-074 ORDERED BY: ECO DEVELOPMENT

#### PREPARED BY:

GEODETIC SURVEY, LTD. PROFESSIONAL DESIGN FIRM NO. 184-004394 CONSTRUCTION & LAND SURVEYORS 1121 DEPOT STREET, GLENVIEW, IL 60025 TEL. (847) 904-7690; FAX (847) 904-7691

#### GENERAL NOTES:

DEPARTING ARE REFERRED TO AN ASSUMED MERIONAL AND ARE USED TO DENOTE ANGLES ONLY.

- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO 8E ASSUMED FROM SCALING.

--THE LEGAL DESCRIPTION NOTED ON THIS PLAY WAS PROVIDED BY THE CUENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY. BE COMPARED WIN DEED AND/OR THE POLICY BUILDING LINE RESTRICTIONS AND EASTBENTS ARE
SHOWN ONLY WHERE THEY ARE SO RECORDED ON
THE SUBDINSION PLAT OR ARE FURNISHED WITH
THE ORDERED DESCRIPTION. REFER TO YOUR DEED,
ASSITACT AND/OR TITLE POLICY.
-COMPARE ALL POINTS BEFORE BUILDING AND AT
ONCE REPORT ANY DISCREPANCES, WHICH YOU
MAY HAVE FOUND, TO THIS OFFICE.

COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MARCH 20, 2015 DATED THIS 20th DAY OF MARCH

PROFESSIONAL ILLINO'S LAND SURVEYOR NO.3000 LIDEN'SE EXPIRES 11/30/2016

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### **UNOFFICIAL COP**

#### PLAT OF SURVEY

OF

₽ARCEL 1 LOT 15 (EXCEPT THE NORTH 2.10 FEET THEREOF) IN BLOCK 23 OF JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1.36 FEET OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO PARCEL 1 AS VACATED BY ORDINANCE PASSED JULY 9, 1958 AND RECORDED OCTOBER 2, 1958 AS DOCUMENT NUMBER 17335500 IN BLOCK 23 IN SAID JOHNSTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: N. PAULINA STREET, CHICAGO, ILLINOIS 60622

LAND AREA PARCEL 1: 5522 SQ.FT. LAND AREA PARCEL 2: 58 SQ.FT. TOTAL LAND AREA: 5580 SQ.FT.

SCALE: 1 INCH = 20 FEET

BLOCK 23 -12'-PUBLIC ALLEY ORIGINAL NORTH LINE OF LOT 13 PUBLIC ALLEY (CONCRETE PAVEMENT) 130.30(R); 130.36(M) -12"-STREET LOT 13 VACANT LAND LOT 8 S. LINE LOT 13 130.30(R): 130.36(M) N. LINE LOT 14 NOT INCLUDED ASPIMLT PAVEMENT (66 R.O.W.) VATE DRIV EASEMENT CONCRETE LOT 7 12' VACL ED ALLEY BY ORDINANCE PASSED JULY 9, 1958 RECORDER \*\*\*TOPE\*\* 2, 1958 AS DOCUMENT 17335500 SET CROSS NOTCH -3.00 W. & ON NORTH LINE EXTENDED WEST SET IRON ROD AT LOT CORNER -2.10 FEET EXCEPTION S. UNE LOT 14 N. LINE LOT 15 N89'42'44"E(M) \_130.7 J(R) \_130.36(N) :131.72(M): -130.36(M) 200 5.08' EGRESS AND LIGHT/VENT EASEMENT 7.2.24 W(M) 2.20(M) (PARCEL 2) ż LOT 15 VACANT LAND LOT 6 -PARCEL 1 000 CONCRETE 0.19 S. 130.30(R); 130.36(H) 131.72(M) 589'51'20"W(M) PUBLIC ALLEY (CONCRETE & ASPHALT PAVEMENT) NORTH LINE OF TRAVELED ALLEY AS PREVIOUSLY SURVEYED & OCCUPIED FOUND P.K. NAIL 4.03 S. & 3.05 W. LEGEND: (R) = Subdivision Record
(M) = Measured FOUND 5 P.X. NAILS CENTER NAIL IS 5.85 S. & 3.09 W. 8 (D) = Deed N. = North
S. = South
W. = West
E. = East 12 Conc. = Concrete NORTH LINE OF W. CHICAGO AVENUE

ORDER NO.: 15-075 ORDERED BY: ECO DEVELOPMENT

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BE COMPARED WITH DEED AND/OR TITLE POLICY.

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THE SUBDIVISION PLAT OR ARE FURNISHED WITH
THE ORDERED LESSIONTHON, REPER TO YOUR DEED,
ASSITTANT AND/OR TITLE POLICY.

-COMPARE ALL POINTS BEFORE BUILDING AND AT
ONCE REPORT ANY DISORDERNALES, WHICH YOU
MAY HAVE FOUND, TO THIS OFFICE. STATE OF ILLINOIS COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MARCH 20, 2015 DATED THIS 20th DAY OF MARCH

PROTESTIONAL ILLINOS LAND SURVEYOR NO.3000 LICENSE EXPIRES 11/30/2016

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# COOK COUNTY ASSESSOR JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
www.cookcountyassessor.com

### PETITION FOR DIVISION AND/OR CONSOLIDATION OF PROPERTY FOR THE TAX YEAR 2016

PETITIONS FOR DIVISIONS/CONSOLIDATIONS MUST BE RECEIVED OR POSTMARKED NO LATER THAN OCTOBER 31, 2015

To the Assessor of Cook County:

By signing below, I affirm that I have an interest in the property described in this petition. I request and authorize the Assessor to reconfigure (2) existing PINs as (6) new tracts on the Assessment Roll for the 2016 tax year.

Adding the two numbers above results in a total of (8) which will be the basis of determining the fee for this petition. The required fee, at authorized under Section 32-1 of the Code of Ordinances of Cook County, Illinois, must be paid at the time of filing this division/consolidation.

Attached to and made a oalt of this petition is an exact, concise, legal description of the property to be divided or consolidated and of each new tract to be listed. I also acknowledge that I have read and complied with the instructions on the third page of nic form.

Ux					
ALL PARTIES TO THE E All original signatura NOTE: Tract owner(s) name and address	OVISION AND simust be not stud below will i	OR CONSOLIDATION MUSt arized including the submit the forwarded to the county collection	ST SIGN itter's ector for billing p	urposes.	
Subscribed and sworn to before	Signa.ure	BEATRIZ BETANCOL	JRT, ATTOI	RNEY AT LAW	
me this day	Print Name 2.57 NORTH MILWAUKEE AVENUE				
of the state 2000 LAP 20	Address	CHICAGO	<u>IL</u>	60647	
OFFICIAL SEAL	City	773-278-1777	State	Zip	
MARTYR ADWAREZ  NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/19/17	Tel. No.	(Submitter/Repr.scntative)	j		
<u> </u>		Yama 4. Lea	unedo		
Subscribed and sworn to before	Signature	LAURA LLAMEDO			
me this day	Print Name	2452 WEST BERENIC	E AVENUE		
of by as the 20 (MADO)	Address	CHICAGO	<u>IL</u>	60618	
Matery Bublic	City	773-517-2056	State ——	Zip	
Notary Public OFFICIAL SEAL	Tel. No.	(Owner of Tract Number 1			
MARTHA ALVAREZ  NOTARY PUBLIC - STATE OF NUMBER 2 1  NY COMMISSION EXPIRES USITY 7	for addition	nal notarized signatur	es)		
£	FOR OFFIC	E USE ONLY		<u>-</u>	
Township		Volume			
Date Received By		Petition No.		_	
Division Made By		Land Division No.		11/01/2013	

COPY

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### **UNOFFICIAL COPY**

a L. V. Jan Jawara to hafara	Signature	Laura & Glamed, President
Subscribed and sworn to before	Didablama	814 N MARSHFIELD INC.
me this day		2452 WEST BERENICE AVENUE
95 JANUARY <sub>20</sub> 16 A.D.	Address -	
parthe alward	City	CHICAGO State IL Zip 60618
Notary Public O	Tel. No	773-517-2056
OFFICIAL SEAL  MARTHA ALVAREZ		(Owner of Tract Number 2)
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/19/17		
MY COMMISSION EXPIREDION OF THE	<u> </u>	
Subscribed and swc.n to before	_	
me this	Print Name	
of20 A.D.	Address	
	City	State Zip
Notary Public	Tel. No.	(Owner of Tract Number 3)
	Ö	(Owner or Track Number 3)
	0/	
Subscribed and sworn to before	Signature	<u> </u>
me this day	Print Name	<u> </u>
20 All	Address	
of20 A.D.	Address	State Zip
	City	<u> </u>
of20 A.D.  Notary Public		State Zip(Owner of Tract Number 4)
	City	<u> </u>
	City	<u> </u>
	City	<u> </u>
Notary Public	City	<u> </u>
Notary Public  Subscribed and sworn to before	City Tel. No.	(Owner of Tract Number 4)
Notary Public  Subscribed and sworn to before me thisday	City Tel. No.	(Owner of Tract Number 4)
Notary Public  Subscribed and sworn to before	City Tel. No. Signature Print Nam Address	(Owner of Tract Number 4)
Notary Public  Subscribed and sworn to before me thisday	City Tel. No. Signature Print Nam Address	(Owner of Tract Number 4)  State Zip

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### **UNOFFICIAL COPY**

PETITIONS FOR DIVISIONS/CONSOLIDATIONS MUST BE RECEIVED OR POSTMARKED NO LATER THAN OCTOBER 31, 2014

# SCHEDULE TO BE ATTACHED AS A PART OF LAND DIVISION/CONSOLIDATION PETITION

Volume Tax Code(s)
Permanent Real Estate Index No.(s)
Please read the detailed rules for Filing Petitions and
Consolidations, available on our web site and at all locations.
For information. Pione: 312-603-5323 Fax: 312-603-5247, Website: www.cookcountyassessor.com
List original legal description(s) as now described on the County Clerk's records and then list separately the new description of each divided or consolidated tract. Number each tract to correspond with the signatures on pages 1 and 2. If the new legal description is by metes and bounds, a plat of survey showing acreage <i>MUST</i> be attached to this petition. The Division Department may request and require, as necessary, the following additional documentation: deeds, plat act, and/or affidavits.
THIS SECTION'S FOR EXEMPT PROPERTIES ONLY
Check here if an exempt parcel is being divided or consolidated and the exemption is to be continued for an or some of the newly created parcels. An Exempt "Continued Ownership and Use Affidavit" MUST be filed a part of this petition. Continued Ownership and Use Affidavit forms are available in the Assessor's Exemption or on the Assessor's Website at www.coukcountyassessor.com.
Check here if an exempt parcel is being divided or consolidated and it is not the intent of the exempt agenc to continue the exemption to any of the newly created parcels.
Check here if application for exemption has been filed with the Cook County Board of Review.  Date of application
Signature Date

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### UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 1136313038 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 12/29/2011 01:25 PM Pg: 1 of 4

THE GRANTOR(S), RUGELIO LLAMEDO, married, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 90/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to 1 AURA L. LLAMEDO (GRANTEE'S ADDRESS) 2452 W. BERENICE, CHICAGO, Illinois 60618 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' ait ached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-06-439-025-0000, 17-06-439-026-6000 Address(es) of Real Estate: 824 NORTH MARSHFIELD, CHICAGO, Illinois 60672

Dated this O51/2 day of

January, 201,

ROGELIO LI AMEDO

1606944079 Page: 24 of 25

### **UNOFFICIAL COPY**

5.1.4			<i></i>	الما	
		COUNTY	e (()	10/1	22
STATEO	IF ILLINOIS.	COUNTY O		U,	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT laura I. Llamedo ,unmarried, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared

personally known to me to be the same person(s) whose hamely all describes to the transfer and the same person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of may, 3015

BEF HIZ BETANCOURT OF 16 Cm. SEAL Notary Pub c . \* late of littnois My Commission Levies June 25, 20 ° 5

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31 - 45,

(Notary Public)

REAL ESTATE TRANSFER TAX LAW DATE:

Signature of Buyer, Seller or Representative

Oling Control

Prepared By:

Beatriz Betancourt

Guillermo F. Martinez & Associates

Attorneys at law

2457 N. Milwaukee Avenue Chicago, Illinois 60647

Mail To: 814 N MARSHFIELD INC. 2452 W. Berenice Chicago, Ill 60618

Name & Address of Taxpayer: 814 N MARSHFIELD INC. 2452 W. Berenice CHICAGO, Illinois 60618

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# UNOFFICIAL COPY



15,68340745

Doc#: 1516034074 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee; \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 06/09/2015 01:37 PM Pg: 1 of 4

Cook County Hecc Date: 06/09/2015

THE GRANTOR(S), LAURA L. LLAMEDO, unmarried, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAUL to 814 N MARSHFIELD INC., AN ILLINOIS CORPORATION (GRANTEE'S ADDRESS) 2452 W. BEPENICE, CHICAGO, Illinois 60618 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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SUBJECT TO:

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Permanent Real Estate Index	Number(s):	17-06-439-02	6 0000 (UN Derlymy(PIN)
Address(es) of Real Estate: 8	14 NORTH M	ARSHFIELD, CHICAGO, Illinoi	is 61.622
- 15th day of	mari	.2015	7.6

Lune L. Plama Do

LAURA L. LLAMEDO

City of Chicago
Dept. of Finance

687502

5/14/2015 12:01 dr00111

Real Estate Transfer Stamp

\$0.00

Batch 9,848,701

P\_\_\_\_ S\_\_\_ SC\_\_

Box 400

CCRD REVIEWER

COPY