

# UNOFFICIAL COPY



1614115028

## NOTICE OF AN INTEREST IN REAL PROPERTY

Doc#: 1614115028 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2016 01:04 PM Pg: 1 of 4

RSBM Incorporated, an IL corporation ("RSBM"), has an interest in the Real Property commonly known as: 1650 W. 57<sup>th</sup> St., Chicago, IL 60036 (the "Property"), the legal description of which is set forth on Exhibit A, attached hereto.

RSBM acquired an equitable/contractual interest by virtue of that certain AGREEMENT TO PURCHASE REAL ESTATE, dated March 21, 2016 (the "Contract") by and between RSMB as BUYER and owner(s) of the Property, as SELLER, and which Contract was signed by Patrick Kamara, on behalf of the Property owner(s). The aforesaid Contract is attached hereto as Exhibit B.

Notwithstanding a valid Contract between Buyer and Seller, Seller(s) is/are not cooperating and refuse to close the transaction and sell to Buyer, and is therefore in BREACH of and DEFAULT under the Contract.

RSBM, as Buyer, hereby asserts its claim for any and all a) equitable remedies (including but not limited to specific performance) and b) legal remedies, to enforce its rights under the Contract, to the Property.

RSBM, as Buyer, therefore hereby provides notice of its interest in the aforesaid Property and its intent to assert legal and equitable claims against the Property, by the recording of this Notice.

Signed this 18th day of May, 2016

RSBM Incorporated, an IL corporation

By: 

Ralph Dimter, its President

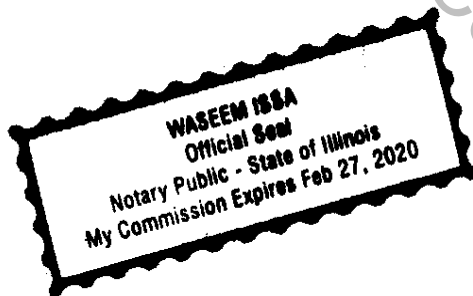
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STATE OF ILLINOIS       )  
   ) SS.  
 COUNTY OF DoPage )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ralph Dimter personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he is the President of RSBM Incorporated, an IL corporation, and as the President, acting on behalf of the corporation, signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of May, 2016.

Waseem Issa  
 Notary Public



Prepared for and when recorded return to:

RSBM Incorporated  
 Attn: Ralph Dimter, President

[Signature]

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## EXHIBIT A

LOTS 25 AND 26 ON BLOCK 7 IN ASHLAND A SUBDIVISION OF THE NORTH  $\frac{3}{4}$  AND THE NORTH 33 FEET OF THE SOUTH QUARTER OF THE AEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  (EXCEPT THE NORTH 167 FEET THEREOF) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 20-18-214-022-0000

Address of Property: 1650 W. 57<sup>th</sup> Street, Chicago, IL 60636

Property of Cook County Clerk's Office

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## AGREEMENT TO PURCHASE REAL ESTATE

State of Illinois  
County of Cook

Date: 3/21/2016

This agreement is entered into between the Parties: Buyer(s) and Seller(s) below in consideration of and subject to the following terms and conditions.

1. **Parties:** RSBM Inc. and/ or assigns as Buyer(s) and Patrick

Kanara as Seller(s).

2. **Property Address:** 1650 West 57<sup>th</sup> Street in the city of  
Chicago County of Cook and the State of  
Illinois 60036

3. **Price:** \$ 95,000

**Deposit:** \$ 2,500

4. **Closing Date:** 04/07/2016

5. **Provisions:**

-Seller understands that this is a cash transaction with no contingencies for financing unless noted otherwise in the comments below.

-Seller understands that buyer has the right to market and assign (transfer) this contract to another buyer if buyer chooses.

-Seller understands that Buyer is acting as a principle in the transaction and is not working as a licensed real estate agent or broker representing anyone in the transaction.

-Seller understands that buyer has 30 days to properly inspect the property before closing. If the inspection is not what the buyer expected, the buyer has the right to forfeit this agreement and all earnest monies (if any) provided by the buyer shall be returned to the buyer within 3 calendar days from the cancellation of this agreement. If Seller does not return the deposit within 3 calendar days, then buyer has the right to file suit against seller and seller agrees to pay ALL buyers lawsuit fees.

-All parties agree that the subject property is being sold in "As-Is" condition unless noted otherwise. Seller agrees to deliver property "Free and Clear" unless noted otherwise.

6. **Seller Added Comments:**

RSBM Inc.

Buyer

Date: 3/21/2016

Seller

Date: 3/21/2016

Date: \_\_\_\_\_

Buyer

Seller

Date: \_\_\_\_\_

Please email acceptance of this agreement to: \_\_\_\_\_