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Michael B. Elman
Michael B. Elman & Associates, Ltd.
10 S. LaSalle Street, suite 1420
Chicago, Illinois 60603

FIRST AMERICAN TITLE

FILE # 2710308

1/1



Doc# 1705204019 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 10:11 AM PG: 1 OF 4

(ABOVE SPACE FOR RECORDING ONLY)

MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED

THIS MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED made this ___ day of February, 2017 (this "Agreement") by and among BERTHA LEDESMA ("Seller") and VICTOR HUGO ESTRADA DIAZ and ERIKA L. VALLADOLID ("Buyer").

WHEREAS, Seller and Buyer have executed that certain Articles of Agreement for Deed dated February 15th, 2017 (the "Agreement") with respect to a certain parcel of land, and the buildings, improvements and structures thereon, legally described on Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, Seller and Buyer desire to memorialize the Agreement.

NOW THEREFORE, in consideration of the covenants and agreements set forth in the Agreement, the parties agree as follows:

i) Provided Buyer fulfills certain obligations under the Agreement, Seller shall convey the Property to Buyer, and Buyer shall accept such conveyance under the terms and conditions set forth in the Agreement.

ii) Nothing contained herein shall be construed to alter, amend, modify, enlarge or restrict the rights, duties or obligations of the parties hereto as set forth in the Agreement.

[Signatures Follow]

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IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first above written.

SELLER:


Bertha Ledesma

BUYER:


Victor Hugo Estrada Diaz


Erika L. Valladolid

Property of Cook County Clerk's Office

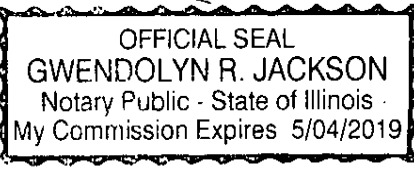
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Gwendolyn R. Jackson a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Bertha Ledesma, who is personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein stated.

GIVEN under my hand and Notarial Seal this 10th day of February, 2017.

[Handwritten Signature]
Notary Public

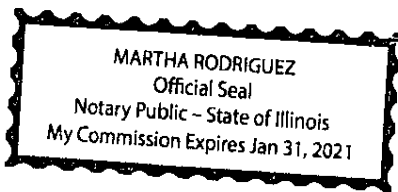


STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, MARTHA RODRIGUEZ , a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Victor Hugo Estrada Diaz and Erika L. Valladolid, who are personally known to me to be the same persons as whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and Notarial Seal this 15th day of February, 2017.

[Handwritten Signature]
Notary Public



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LEGAL DESCRIPTION

LOTS 1 TO 4, INCLUSIVE, IN BLOCK 3 IN CABE AND MCKINNON'S 63RD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 19-13-301-007-0000, 19-13-301-008-0000
19-13-301-009-0000, 19-13-301-010-0000
Address of Property: 3101-3109 W. 59th Street, Chicago, IL 60629

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