

UNOFFICIAL COPY

THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Pircher, Nichols & Meeks
900 North Michigan Avenue
Suite 1000
Chicago, Illinois 60611
Attention: Eugene J.M. Leone, Esq.



Doc# 1718639232 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 02:26 PM PG: 1 OF 6

Reserved for recorder's use

MEMORANDUM OF CONTRACT

THIS MEMORANDUM OF CONTRACT (this "Memorandum"), dated as of the 29th day of June, 2017, is made by and between ELA ASSOCIATES, L.L.C., an Illinois limited liability company ("Seller"), and 1200 WEST FULTON MARKET, LLC, a Delaware limited liability company ("Buyer").

A. Buyer and Seller have entered into that certain purchase agreement captioned "PURCHASE AND SALE AGREEMENT," dated as of even date herewith (the "Purchase Agreement"), providing for the purchase and sale of certain land and improvements located in the City of Chicago, County of Cook and State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"). Seller holds fee simple title to the Property.

B. Buyer and Seller desire to give notice of the existence of the Purchase Agreement by recording this Memorandum.

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth in the Purchase Agreement, Buyer and Seller hereby state the following:

1: **Constructive Notice.** This Memorandum is being recorded to give notice to the public of the agreement between Buyer and Seller regarding the purchase and sale of the Property and their respective rights and obligations, set forth in the Purchase Agreement. This Memorandum is also being recorded to place the public on notice of the transaction and to alert all to the need to inquire about all of the terms and provisions set forth in the Purchase Agreement pertaining to the Property. Notwithstanding the foregoing, this Memorandum in no way changes, modifies or otherwise affects any provision of the Purchase Agreement.

UNOFFICIAL COPY

2. **Binding Effect.** This Memorandum is binding upon and burdens all persons having or acquiring any right, title or interest in the Property or any part thereof, together with their successors and assigns.

3. **Counterparts.** This Memorandum may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, when taken together, will constitute one and the same agreement.

[Signature pages follow.]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

SELLER:

ELA ASSOCIATES, L.L.C.,
an Illinois limited liability company

By: CARROLL AVENUE ASSOCIATES, LTD.,
an Illinois corporation, its sole member

By: *Thomas E. Comforte*
Name: Thomas E. Comforte
Title: President

Property of Cook County Clerk's Office
STATE OF ILLINOIS)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas E. Comforte, as President of Carroll Avenue Associates, Ltd., an Illinois corporation, being the sole member of ELA Associates, L.L.C., personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 28th day of June, 2017.

Elizabeth A. Hambrick-Stowe
Print Name: Elizabeth A. Hambrick-Stowe
Notary Public
Commission Expiration: 11/29/20



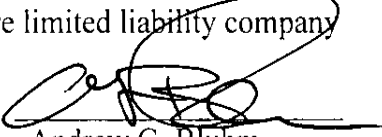
(Seal)

[Signatures continue on following page.]

UNOFFICIAL COPY

BUYER:

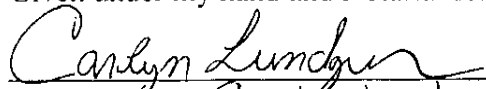
1200 WEST FULTON MARKET, LLC,
a Delaware limited liability company

By: 
Name: Andrew G. Bluhm
Title: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew G. Bluhm as Authorized Signatory of 1200 West Fulton Market, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 27th day of June, 2017.


Print Name: Carolyn Lundgren
Notary Public
Commission Expiration: 3-30-19



(Seal)

[End of signatures.]

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Lots 17, 18, 19, 20 and 21, in Block 3 in Magie and High's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

And also the Southerly half of that part of the vacated East-West alley lying Northerly of and adjacent to said Lots 17, 18, 19, 20 and 21 as vacated by Ordinance recorded December 12, 2016 as document 1634718110 and by Plat of said Vacation recorded as document 1634718111 in Block 3 in Magie and High's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois.

UNOFFICIAL COPY

Property Address: 1234 W. Fulton Market, Chicago, Illinois 60607

P.I.N. 17-08-314-010
17-08-314-011
17-08-314-012
17-08-314-013
17-08-314-014

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office