

# 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# 1718639233 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 02:27 PM PG: 1 OF 7

*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 **FULTON/RACINE PROPERTY, LLC**, 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.

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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





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## EXHIBIT A LEGAL DESCRIPTION

### **Parcel 1:**

Lots 2, 3, 4, 5, 6 and 7 (except the West 12 inches of Lot 7) in Block 3 in Magie and High's Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois;

And also the Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said Lots 2, 3 and 4 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 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;

And also the Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said Lots 5, 6 and 7, (except the West 12 inches of said Lot 7) 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 1213 West Carroll Avenue, Chicago, Illinois.

### **Parcel 2:**

#### Item 1:

Lots 29, 30, 31 and 32 in Block 3 in Magie and High's Addition to Chicago in the Southwest 1/4 of 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 29, 30, 31 and 32 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 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.

#### Item 2:

The South 1/2 of Lot 4 and all of Lots 5 and 6 in Block 10 in Carpenter's Addition to Chicago in the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

1200-1216 West Fulton, Chicago, Illinois

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**Parcel 3:**Item 1:

The South 1/2 of Lots 1 and 2 all of Lot 3 and the North 1/2 of Lot 4 in Block 10 in Carpenter's Addition to Chicago, a subdivision of the southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Item 2:

The South 84.50 feet of Lot 1 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 Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said South 84.50 feet of Lot 1 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 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.

320 North Racine Chicago, Illinois

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Property Address:

1213 West Carroll Avenue, Chicago, Illinois 60607  
1200-1216 West Fulton, Chicago, Illinois 60607  
320 North Racine, Chicago, Illinois 60607

P.I.N.	17-08-314-006	17-08-314-024
	17-08-314-007	17-08-314-025
	17-08-314-008	17-08-314-026
	17-08-314-009	17-08-314-027
	17-08-314-022	17-08-314-029
	17-08-314-023	17-08-314-031

Property of Cook County Clerk's Office

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