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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2018 04:26 PM PG: 1 OF 3

Property of Cook County Clerk's Office

MEMORANDUM OF REAL ESTATE SALES CONTRACT

On May 16th, 2018, Equity Trust Company FBO IRA 200208706, as buyer and First Integrity Group, INC / Samuel & Racine Watkins, as seller entered into a real estate sales contract for the property commonly known as 4200 W Lake St., Chicago, IL 60624.

This contract provides for a closing date no later than May 24th, 2018.

The provisions set forth in a written contract to convey real estate between the parties dated the 24th day of April, 2018, are hereby incorporated in this memorandum.

The seller has unilaterally determined to not proceed with this transaction. The buyer objects to seller's determination.

LEGAL DESCRIPTION:

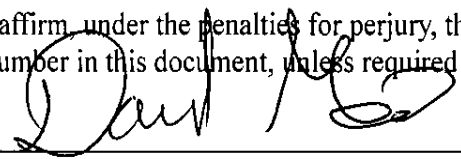
LOT 82 (EXCEPT THE NORTH 57 FEET THEREOF) OF BLOCK 3 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4200 W Lake St., Chicago, IL 60624

PROPERTY INDEX NO.: 16-10-405-048-0000

1. The above mentioned property is recorded in the name of Samuel and Racine Watkins.
2. The undersigned had a legal, binding Purchase Agreement Contract for said property in the amount of \$12,700.00.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.



David Garcia

8/29/2018

Date

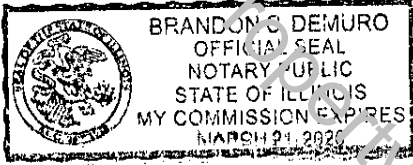
PREPARED BY DAVID GARCIA
55 E MURDOE #3800
CHICAGO ILL 60603


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STATE OF ILLINOIS
COUNTY OF COOK) SS

Sworn to and subscribed before me, the undersigned, a Notary Public in and for said County and State,

this 27 day of August, 2018.





Notary

CLERK'S OFFICE of Cook County Clerk's Office

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MAINSTREET ORGANIZATION OF REALTORS®

COMMERCIAL SALES CONTRACT



1 FROM: (Buyer) Equity Trust Company FBO IRA 200208706

2 (Name)
3 TO: (Seller) Owner of Record DATE: 04/24/2018
4 (Name)

5
6 OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:
7 4200 W Lake St., Chicago, IL 60624

8
9 Street City County State Zip

10
11 lot size approximately _____, Permanent Index No.: 16-10-405-048-0000, together with
12 improvements thereon.

13
14 **INCLUSIONS:** The following shall be included: fixtures, equipment, appliances, security systems (owned) and personal property; if
15 any, located on the Real Estate of the date hereof, for which a bill of sale will be given: screens, storm windows and doors; shades,
16 window blinds; radiator covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving,
17 interior shutters, cabinets and awnings; planted vegetation; smoke detectors; as well as the following specific items:
18 _____
19 _____

20
21 **EXCLUSIONS:** The following shall be excluded: all tenant owned personal property, tenant owned trade fixtures, and:
22 (none)
23 _____
24 _____

25 Any personal property not specifically included shall be deemed excluded. A system or item shall be deemed to be in operating
26 condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

27
28 **1. PURCHASE PRICE:** Purchase Price of \$ 12,700 shall be paid as follows:
29 Initial earnest money of \$ 1,000 by check, cash OR note due within 3 days of acceptance
30 to be increased to a total of \$ N/A by N/A by _____, 20 _____. The earnest money
31 and the original of this Contract shall be held by the Listing Company, as "escrowee", in trust for the mutual benefit of the Parties.
32 The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in the form of good funds by wire transfer of
33 funds, or by Certified, Cashier's, Mortgage Lender's or title company's check (provided that the title company's check is guaranteed
34 by a licensed title insurance company).

35
36 **2. CLOSING:** Provided title conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on
37 05/24/2018, by conveyance by stamped recordable warranty deed (or other appropriate deed if
38 title is in trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only
39 to: general Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and
40 building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if
41 any; existing leases or tenancies; the mortgage or trust deed if any, that may be assumed by Buyer as part of this transaction. However,
42 Special Assessments, if any, for improvements not yet completed shall be paid by Seller at closing. This sale shall be closed at office
43 of title insurance company or Seller's attorney's office as agreed or in escrow with the title company issuing the title commitment by
44 deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will pay their respective brokers'
45 commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers' liens at
46 closing.

47
48 **3. FINANCING:** This contract is contingent upon the ability of Buyer to secure within _____ days of the Date of Acceptance, a
49 firm written commitment for a loan evidenced by a note to be secured by a mortgage or trust deed on the Real Estate in the amount of
50 \$ _____ or such lesser amount as Buyer shall accept, with a fixed or initial interest rate (delete one) not to
51 exceed _____%, said loan to be amortized over a minimum of _____ years, with a loan service charge not to exceed
52 _____%. Seller and Buyer shall execute all documents and provide all information so that Buyer's lender can issue its
53 commitment and close the transaction. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan
54 contemplated herein, Buyer shall so notify Seller in writing within the time specified in this Paragraph. **IF SELLER IS NOT SO**
55 **NOTIFIED WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH**
56 **COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR**
57 **BASED UPON THE MORTGAGE COMMITMENT ACTUALLY OBTAINED.** If Seller is so notified, Seller may, at Seller's

Buyer Initial	<u>04/25/18</u>	Buyer Initial	Seller Initial	<u>[Signature]</u>	Seller Initial
Address <u>4200 W Lake St., Chicago, IL 60624</u>					
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