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Doc# 1912257158 Fee \$33.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2019 02:19 PM PG: 1 OF 5

NOTICE OF LIEN

The claimant, PINK E. DORSEY IV, an individual that is a resident of Cook County, Illinois hereby gives notice of a lien in his favor and claims a lien pursuant to paragraph A.13 of the attached RENOVATION PURCHASE AGREEMENT, upon the below described real estate property.

Legal Description:

Parcel:

Lot 6 (except the North 20 feet thereof) in Block 14 in Park Addition to Harvey a Subdivision of the West ½ of the Northwest ¼ of Section 20 Township 36 North Range 14, East of the Third Principal Meridian, (except the Illinois Central railroad right-of-way) in Cook County, Illinois.

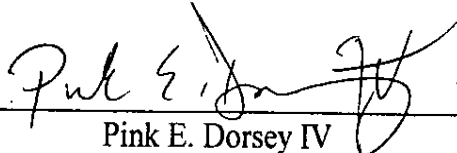
Parcel 2:

Lot 1 and the North 10 feet of Lot 2 in Croissant Park Markham 7th addition, being a Subdivision of Lots 29 to 46 both inclusive in Block 12, Lots 9 to 24 both inclusive in Block 13, and Lots 7 to 18 both inclusive 21 to 24 both inclusive and 48 in Block 14 in Park Addition to Harvey, a Subdivision of the West ½ of the Northwest ¼ of Section 20 Township 36 North, Range 14 East of the Third Meridian (except the Illinois Central Railroad right away) in Cook County, Illinois.

P.I.N. 29-20-123-064-0000 & 29-20-123-069-0000

16218 Laflin

Markham, Illinois 60428


Pink E. Dorsey IV

Prepared by:

CHILDERS & WINDHAM

53 W. Jackson, Suite 309

Chicago, Illinois 60604

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RENOVATION PURCHASE AGREEMENT

THIS RENOVATION PURCHASE AGREEMENT ("Agreement") is made and entered into as of this day of October 2016, by and between **BP Capital Inc** ("herein after referred as Seller") and **Pink E. Dorsey IV** as Purchaser ("herein after referred as Purchaser")

RECITALS

BP Capital Inc., (Seller) having the contractual rights to renovate, and obtain title to vacant and abandon properties within the boundaries of the City of Markham under a Joint Venture Redevelopment Agreement with it and Southland, BP Capital has agreed to assign those rights to Pink E. Dorsey IV, (Purchaser).

Purchaser is vested with construction renovation expertise, financial capacity and is qualified to renovate any property it has selected from the Seller. Purchaser agrees to pay the sum of **Eighty Thousand Dollars (\$80,000)** per property for the right to renovate and obtain title to the (12) property listed herein. The Purchaser agrees that all renovation work shall be performed with and under the supervision of the Seller designated representative.

The Purchaser has inspected the property or properties it seeks to purchase the right to renovate and has inspected and canvassed them and after review accepts them in their "**AS IS CONDITION**" for purchase.

BODY OF AGREEMENT

NOW THEREFORE, in consideration of the mutual promises set forth, Seller and Purchaser agree:

A. Proposed Activities

1. The Recitals set forth above are an integral part of this agreement and are hereby incorporated into and made a part of this agreement as though they were fully set forth in this Paragraph 1.
2. Upon execution of this agreement by the parties and payment of funds by the Purchaser, it will acquire the right to renovate the property or properties it has selected from the Seller and to obtain a deed upon completion and the issuance of a certificate of occupancy by the City of Markham.
3. The Purchaser understands that title to the property is currently held in the name of the City of Markham pursuant to the Redevelopment Agreement and upon completion of the renovation the City will convey title to Purchaser or its designee. A copy of this Redevelopment agreement and deeds are attached and incorporated herein and made a part of this agreement.

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4. The Purchaser represents and warrants that it has the financial resources and construction capacity to fund and renovate the property and pay for all services and products necessary to complete the renovation.
5. The Seller represents and warrants that it has the rights and authority over the property or properties which the Purchaser has selected to enter into this agreement.
6. Upon execution of this agreement and payment of funds the Purchaser shall obtain insurance on the property listing the City of Markham, and Seller as additional insured.
7. The Purchaser shall renovate its property according to the building codes of the City of Markham and it shall obtain all building permits as required by its code. Purchaser shall be responsible for the payment of all permits required.
8. The Seller's designee shall perform the service of liaison between the City of Markham and Purchaser for the obtaining of permits and any other issue that may occur relating to renovation of the properties.
9. The Purchaser shall begin renovation of the property selected within 60 days of execution of this agreement and payment of funds to Seller.
10. The Parties understand that the goal of the City of Markham is to renovate these properties and return them to the tax rolls after renovation by way of sale or rental. Preferring homeowners when possible.
11. The Purchaser shall have completed the renovation within 1 year from date of execution of this agreement.
12. The Purchaser has selected to purchase the property or properties located at 16127 Hermitage, 16123 Hermitage, 16361 Hermitage, 16442 Paulina, 16130 Wolcott, 16218 Laffin, 1616 Woods, 1507 West 163rd Street, 16124 Cambridge, 16149 Woods, 2825 Oxford, 16138 Wolcott in the City of Markham.
13. The Purchaser shall be entitled to an equitable lien on the property or properties purchased to the extent of the amount of funds required for acquisition and renovations of such properties.

B. Applicable Law. Each Party shall comply with all applicable federal, state, or local laws, regulations, or ordinances in effect or hereafter adopted. This Agreement shall be governed by and construed and interpreted in accordance with the substantive laws of the State of Illinois. The Parties agree to be bound by the terms and conditions set forth in this agreement and the Redevelopment Agreement between the City of Markham and the Prime Contractor, Southland.

C. Severability. In the event any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining portions of this Agreement shall remain in full force and effect.

D. Changes. No modification or amendment of this Agreement shall be binding on the Parties unless made in writing and signed by a duly authorized official of both Parties.

E. Notices. Any notice or other writing required or permitted by this Agreement shall be deemed to have been sufficiently given either when personally delivered or

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mailed by certified or registered United States mail with postage prepaid to the individuals designated below, which, unless and until otherwise specified in writing by another authorized representative of the Party, shall be the only individuals eligible to receive any and all written notices under this Agreement:

Seller: BP Capital, Inc.
Address: 7310 South Artesian Chicago, Illinois

Purchaser: Pink E. Dorsey IV
Address: 14706 Ingleside Dolton, Illinois

F. **Entire Agreement.** This Agreement constitutes the entire, complete, final understanding and agreement between the Parties and supersedes any previous understandings, commitments, or agreements, oral or written. Each Party covenants that there is no agreement between itself and any other person, firm, or corporation that would impair the full force and effect of this Agreement.

IN WITNESS WHEREOF, the Parties have executed, through duly authorized representatives, this Agreement effective as of the day and year indicated in the preamble.

Seller:

Donald Meadows

By: [Signature]

10/23/2014

Purchaser:

Pink E. Dorsey IV

By: [Signature]

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JURAT WITH AFFIANT STATEMENT

State of ILLINOIS } ss.
 County of COOK

- See Attached Document (Notary to cross out lines 1-7 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____
 7 [Signature] _____
 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
 this 2ND day of May, 2019, by
Date Month Year
NIKE DORSEY IV
 Name of Signer No. 1



[Signature]
 Name of Signer No. 2 (if any)
[Signature]
 Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information (Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: NOTICE OF LIEN PID 064-0000
069-0000

Document Date: 5/2/19 Number of Pages: 4

Signer(s) Other Than Named Above: DORSEY