

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2019 01:05 PM Pg: 1 of 2

**THIS DOCUMENT  
PREPARED BY:**

Samuel J. Diamond  
DIAMOND & LESUEUR, P.C.  
3431 W. Elm Street  
McHenry, IL 60050

**AFTER RECORDING,  
MAIL TO:**

Samuel J. Diamond  
DIAMOND & LESUEUR, P.C.  
3431 W. Elm Street  
McHenry, IL 60050

**FIRST AMERICAN TITLE  
FILE # 2709986**

## MEMORANDUM OF AGREEMENT

A Lease Purchase Option Agreement dated May 15, 2019, has been entered into by SCJ PROPERTIES, LLC, Buyer/Lessee, and JANET C. HANSEN f/k/a JANET C. STRATTON, Seller/Lessor, in connection with the real estate which is legally described on **Exhibit A** attached hereto.

**IN WITNESS WHEREOF**, the parties have executed this Memorandum of Lease Purchase Option Agreement as of the date set forth below.

This Memorandum of Agreement shall be recorded in the Office of the Recorder of Deeds, Cook County, Illinois.

Dated this 15<sup>th</sup> day of May, 2019.

BUYER/LESSEE: SCJ PROPERTIES, LLC

SELLER/LESSOR:

  
By: SUSAN H. HEANEY

  
JANET C. HANSEN f/k/a JANET C. STRATTON

As: Its Manager

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## EXHIBIT A

Commonly known as: 818 W. Northwest Highway, Palatine, IL 60067

PIN No.: 02-09-408-017-0000

### Legal Description:

The Easterly 132.35 feet of Lots 5, 6 and 7, taken as a tract (except the North 30 feet thereof) and also excepting therefrom that part of Lot 7 deeded to the County of Cook by document 3503237, described as follows: beginning at the Southeast corner of said Lot 7; thence West on the South line thereof 10 feet; thence Northeasterly to a point on the East line of said Lot 7, said point being 10 feet North of the place of beginning; thence South on said East line 10 feet to the place of beginning

AND ALSO Excepting therefrom that part of Lot 7 granted to the People of the State of Illinois, Department of Transportation by Deed recorded as document 00987523, described as follows:

Commencing at the Southwest corner of said Lot 7; thence on an assumed bearing of South 89 degrees 57 minutes 54 seconds East, on the South line of said Lot 7, a distance of 40.09 feet to the point of beginning; thence North 00 degrees 19 minutes 37 seconds East, along a line parallel with and 40.09 feet East of the West line of said lot, 9.00 feet to the North line of the South 9.00 feet of said lot; thence South 89 degrees 57 minutes 54 seconds East, along said North line, said North line being parallel with and 9.00 feet North of the South line of said lot, 96.00 feet to a 5/8 inch rebar with an allied cap stamped "State of Illinois Division of Highways ROW corner IPLSC 89"; thence North 54 degrees 45 minutes 26 seconds East, 31.17 feet to a 5/8 inch rebar with an allied cap stamped "State of Illinois Division of Highways ROW corner IPLSC 89"; thence North 21 degrees 03 minutes 46 seconds East, 31.07 feet to a 5/8 inch rebar with an allied cap stamped "State of Illinois Division of Highways ROW corner IPLSC 89" and the East line of said lot; thence South 00 degree 19 minutes 37 seconds West, along said East line, 46.00 feet; thence South 45 degrees 10 minutes 51 seconds West, 14.18 feet to the South line of said lot; thence North 89 degrees 57 minutes 54 seconds West, along said South line, 122.35 feet to the point of beginning, all in Block 6 in Frank E. Merrill and Co's Palatine Acres in the Southeast quarter of the Southeast quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois in Cook County, Illinois.