

# UNOFFICIAL COPY

Prepared by, recording requested by, and when recorded mail to:

Siu Saelee  
Unison Agreement Corp.  
P.O. Box 26800  
San Francisco, CA 94126-6800

Doc#: 1931155314 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/07/2019 11:02 AM Pg: 1 of 9

Unison HomeOwner Agreement ID Number:  
FRX-248192  
Parcel Identification Number:  
09-26-114-004-0000  
Consideration Amount:  
\$150,000.00

IL532618

## MEMORANDUM OF UNISON HOMEOWNER AGREEMENT

P/N: 09-26-114-004-0000

This **MEMORANDUM OF UNISON HOMEOWNER AGREEMENT** ("HomeOwner Recorded Memorandum") is entered into as of October 3, 2019 ("Effective Date") by JIAN QING LI, JOINED BY XING CHENG, whose address is 737 N Lincoln Ave, Park Ridge, IL 60068 (individually or collectively "Owner"). \*SPOUSE

Owner hereby declares that Owner has entered into that certain Unison HomeOwner Agreement ("Unison HomeOwner Agreement") with Unison Agreement Corp., a Delaware corporation, and its successors and assignees ("Benefited Party"), whose address is 650 California Street, Suite 1800, San Francisco, CA 94108, as of the Effective Date, pursuant to which Owner grants and conveys to Benefited Party the option to purchase an undivided percentage interest in that certain real property (the "Property") described in attached SCHEDULE A ("Option") and pursuant to which Owner has made certain covenants and promises to, or for the benefit of, Benefited Party in connection with the Property, all as more particularly described and on the terms and conditions stated in the Unison HomeOwner Agreement. The percentage interest shall equal the Investor Percentage as specified in the Unison HomeOwner Option Agreement. The Option is irrevocable by Owner. The term of the Option shall commence on the Effective Date and shall expire at 11:59 p.m., Pacific Time, on the day immediately preceding the thirtieth (30<sup>th</sup>) anniversary of the Effective Date ("Expiration Date") (subject to certain extensions as set forth in the Unison HomeOwner Agreement). The terms of the Unison HomeOwner Agreement are hereby incorporated into this HomeOwner Recorded Memorandum by this reference.

## MEMORANDUM OF COVENANTS RUNNING WITH THE LAND

This HomeOwner Recorded Memorandum identifies the covenants and promises set forth in the Unison HomeOwner Agreement that run with the land and will be binding upon any party who acquires Owner's interest in the Property so long as the Unison HomeOwner Agreement has not expired or been terminated. The Unison HomeOwner Agreement covenants are deemed to be covenants running with the land within the meaning of The applicable law of the State of Illinois so as to give it the broadest possible application, and include, without limitation:

Section 8 of the Unison HomeOwner Covenant Agreement which, among other things, requires Owner to maintain and repair the Property and to ensure that use of the Property complies with all applicable state, federal and local laws and regulations.

- b. Section 14 of the Unison HomeOwner Covenant Agreement which, among other things, requires Owner to maintain insurance on the Property against certain hazards.
- c. Section 12 of the Unison HomeOwner Covenant Agreement which, among other things, requires Owner to pay all taxes and assessments accruing on the Property.

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- d. **Section 3 of the Unison HomeOwner Covenant Agreement which, among other things, requires Owner to occupy the Property as Owner's principal residence and prohibits use of the Property for commercial or other non-residential purposes.**
- e. **Section 11 of the Unison HomeOwner Covenant Agreement which, among other things, restricts the ability of Owner to increase the amount of debt to third parties secured by liens on the Property beyond the Maximum Authorized Debt specified in the Unison HomeOwner Agreement, and requires Owner to keep the Property free of liens prohibited under the terms of the Unison HomeOwner Agreement or not otherwise approved by Benefited Party.**
- f. **Section 4A of the Unison HomeOwner Covenant Agreement which, among other things, restricts the right of Owner to transfer the Property other than as expressly permitted under the terms of the Unison HomeOwner Agreement.**

[This space is intentionally left blank.]

## RELEASE

This HomeOwner Recorded Memorandum shall remain in full force and effect until released by a written termination or quitclaim deed executed and notarized by Benefited Party and recorded in the real property records for the county where the Property is located, or until extinguished by operation of law.

[Signatures appear on the following page.]

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READ THIS DOCUMENT CAREFULLY BEFORE SIGNING IT. ALL PRIOR ORAL, ELECTRONIC AND WRITTEN COMMUNICATIONS AND AGREEMENTS FROM OR WITH BENEFITED PARTY, INCLUDING ALL CORRESPONDENCE, OFFER LETTERS, TERM SHEETS, PRINTED MATERIALS, DISCLOSURES, AND THE PROGRAM GUIDE, ARE MERGED INTO AND SUPERSEDED AND REPLACED BY THIS HOMEOWNER RECORDED MEMORANDUM, THE OTHER TRANSACTION DOCUMENTS, AND THE OTHER WRITTEN AGREEMENTS MADE BY AND BETWEEN OWNER AND BENEFITED PARTY AS OF THE EFFECTIVE DATE.

IN WITNESS WHEREOF, the undersigned Owner has executed this HomeOwner Recorded Memorandum as of the date set forth above.

**BENEFITED PARTY:**

Unison Agreement Corp., a Delaware corporation  
650 California St., Suite 1800, San Francisco, CA 94108

By: \_\_\_\_\_

Name: Ismael Casas, Jr.

Title: Vice President

Date signed: 10/04/2019

**OWNER:**

Sign: \_\_\_\_\_  
Jian Qing Li

Date: \_\_\_\_\_  
Xing Cheng

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**CO-OWNER:**

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Property Address:  
737 N Lincoln Ave, Park Ridge, IL 60068

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READ THIS DOCUMENT CAREFULLY BEFORE SIGNING IT. ALL PRIOR ORAL, ELECTRONIC AND WRITTEN COMMUNICATIONS AND AGREEMENTS FROM OR WITH BENEFITED PARTY, INCLUDING ALL CORRESPONDENCE, OFFER LETTERS, TERM SHEETS, PRINTED MATERIALS, DISCLOSURES, AND THE PROGRAM GUIDE, ARE MERGED INTO AND SUPERSEDED AND REPLACED BY THIS HOMEOWNER RECORDED MEMORANDUM, THE OTHER TRANSACTION DOCUMENTS, AND THE OTHER WRITTEN AGREEMENTS MADE BY AND BETWEEN OWNER AND BENEFITED PARTY AS OF THE EFFECTIVE DATE.

IN WITNESS WHEREOF, the undersigned Owner has executed this HomeOwner Recorded Memorandum as of the date set forth above.

**BENEFITED PARTY:**

Unison Agreement Corp., a Delaware corporation  
650 California St., Suite 1800, San Francisco, CA 94108

By: \_\_\_\_\_

Name: Ismael Casas, Jr.

Title: Vice President

Date signed: \_\_\_\_\_

**OWNER:**

Sign: Jian Qing Li  
Jian Qing Li

Date: 10/08/2019  
Xing Cheng

Sign: Xing Cheng

Date: 10/08/2019

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**CO-OWNER:**

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Property Address:  
737 N Lincoln Ave, Park Ridge, IL 60068

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## BENEFITED PARTY'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

) ss.

COUNTY OF SAN FRANCISCO)

On \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

\_\_\_\_\_  
(Seal)

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## ACKNOWLEDGMENT

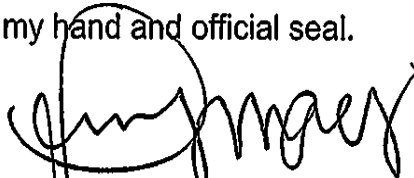
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

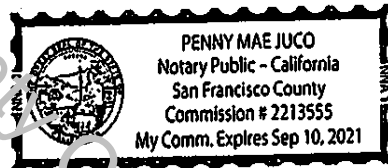
State of California )  
County of San Francisco )

On October 4th, 2019 before me, Penny Mae Juco, a notary public personally appeared Ismael Casas, Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
Penny Mae Juco



(Seal)

Property of County Clerk's Office

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## OWNERS' ACKNOWLEDGMENT

[Notary Acknowledgment(s) must be attached.]

Property of Cook County Clerk's Office

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## ALL-PURPOSE ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

On 10/08/2019 before me, PARAG MEHTA  
DATE NAME OF NOTARY PUBLIC

personally appeared JIAN QUNGLI and XING CHENG  
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNES my hand and official seal.

Place Notary Seal or Stamp Here

[Signature]  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

MEMORANDUM OF UNISON HOMEOWNER  
TITLE OR TYPE OF DOCUMENT AGREEMENT

6  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE



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## SCHEDULE A

### LEGAL DESCRIPTION

That certain real property situated in the City of Park Ridge, County of Cook, State of IL, described as follows:

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 4 in C.E. Miller's Golf Terrace subdivision, being a subdivision of lot 5 (except the East 8 acres thereof) in owners subdivision of the West 1/2 of the Northwest 1/4 in section 26, Township 41 North, Range 12, East of the Third Principal Meridian, North of center of Rand road in Cook County, Illinois.

APN/Tax ID Number/Parcel Identification Number: 09-26-114-004-0000

[end of legal description]

Property of Cook County Clerk's Office