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Doc#: 1932649021 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/22/2019 09:26 AM Pg: 1 of 8

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

Tony Ma
Unison Agreement Corp.
P.O. Box 26800
San Francisco, CA 94126-6800

Unison HomeOwner Agreement ID Number:
FRX-268324
Parcel Identification Number:
16-18-416-035-0000
Consideration Amount:
\$66,638.00

114360006231

MEMORANDUM OF UNISON HOMEOWNER AGREEMENT

P/N: 16-18-416-035-0000

This **MEMORANDUM OF UNISON HOMEOWNER AGREEMENT** ("**HomeOwner Recorded Memorandum**") is entered into as of November 7, 2019 ("**Effective Date**") by NICK SAKELLARIS AND COURTNEY SAKELLARIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOR AS TENANTS IN COMMON, whose address is 1147 Clarence Ave, Oak Park, IL 60304 (individually or collectively "**Owner**").

Owner hereby declares that Owner has entered into a 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 1200, 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 (30th) 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:

- a. **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: 11/7/2019

OWNER:

Sign: _____
Courtney Sakellaris

Date: _____

Sign: _____

Date: _____

Sign: _____

Date: _____

CO-OWNER:

Sign: _____
Nick Sakellaris

Date: _____

Sign: _____

Date: _____

Sign: _____

Date: _____

Property Address:
1147 Clarence Ave, Oak Park, IL 60304

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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.

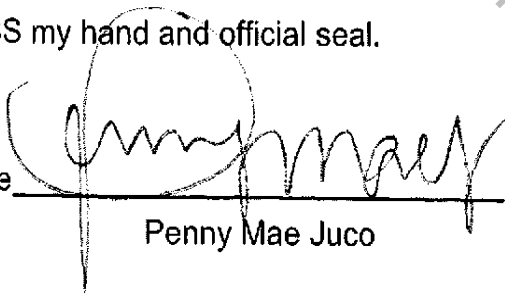
State of California)
County of San Francisco)

On November 7th, 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.

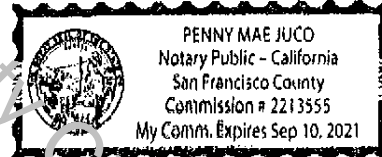
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Penny Mae Juco

(Seal)



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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: Courtney Sakellaris
Courtney Sakellaris

Date: 11/13/19

Sign: _____

Date: _____

Sign: _____

Date: _____

CO-OWNER:

Sign: Nick Sakellaris
Nick Sakellaris

Date: 11/13/19

Sign: _____

Date: _____

Sign: _____

Date: _____

Property Address:
1147 Clarence Ave, Oak Park, IL 60304

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OWNERS' ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF COOK

On this 13th day of November, 2019, before me, the undersigned notary public, personally appeared COURTNEY SAKELLARIS AND NICK SAKELLARIS, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Marty J Campbell Jr

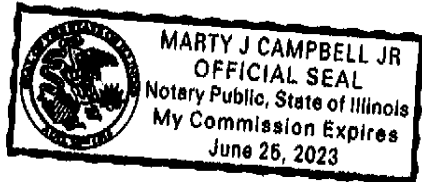
Notary Public

Printed Name: MARTY J CAMPBELL JR

My Commission Expires:

6/25/2023

(SEAL)



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OWNERS' ACKNOWLEDGMENT

[Notary Acknowledgment(s) must be attached.]

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SCHEDULE A

LEGAL DESCRIPTION

That certain real property situated in the City of Oak Park, 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 23 (except the North 15 feet of Lot 23) and all of Lot 24 in block in 8 in Swigart's subdivision of Lot 5 and the west 33 feet of Lot 6 in the subdivision of section 18, (except the west half of the southwest quarter) Township 39 North, Range 13, East of the third principal Meridian, in Cook County, Illinois.

APN/Tax ID Number/Parcel Identification Number: 16-18-416-035-0000

[end of legal description]

Property of Cook County Clerk's Office