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Edward M. Moody
Cook County Recorder of Deeds
Date: 01/13/2020 12:32 PM Pg: 1 of 5

MEMORANDUM OF CONTRACT FOR SALE AND PURCHASE OF PROPERTY

19gst125216sk

Prepared by and return to:

Louis M Bruno 9239 Gross Point Road #100 Skokie IL 60077

Property of Cook County Clerk's Office

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MEMORANDUM OF CONTRACT FOR SALE AND PURCHASE OF PROPERTY

This is a Memorandum of that unrecorded Contract for Sale and Purchase of Property ("Contract"), dated November 27, 2019 , between FIRST CHOICE GAS, INC., and SPLTVR, INC.(hereinafter referred to as "Seller"), and 15857 BUSINESS INC. (hereinafter referred to as "Buyer") concerning the real property ("Property") described in Exhibit "A" attached hereto and made a part hereof by reference.

For good and valuable consideration, Seller has agreed to sell and Buyer has agreed to buy, the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum on January 6, 2020.

Witnesses:

SELLER: FIRST CHOICE GAS, INC.

_____ Mazhar _____

SELLER: SPLTVR, INC.

_____ Sher Eji _____

PURCHASER: 15857 BUSINESS, INC.

_____ [Signature] _____

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STATE OF ILLINOIS)

COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 6th day of January, 2020 by Sher D. Eli, President of, as Seller.
SPLTVR INC

Nancy Nowak
Notary Public

My Commission Expires: _____



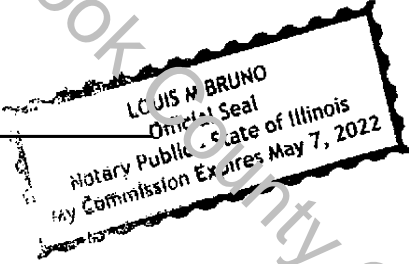
STATE OF ILLINOIS)

COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 6th day of January, 2020, by TOMMY JOY, as Purchaser, ACCU.

Louis M. Bruno
Notary Public

My Commission Expires: _____



PROPERTY OF COOK COUNTY CLERK'S OFFICE

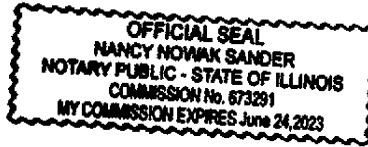
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STATE OF ILLINOIS)

COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 6th day of January, 2020 by MAHZAR BHATTI, as Seller.

Nancy Nowak Sander
Notary Public



My Commission Expires: _____

STATE OF ILLINOIS)

COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 6th day of January, 2020, by _____ as Purchaser.

Notary Public

My Commission Expires: _____

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EXHIBIT A

Order No.: 19GST125216SK

For APN/Parcel ID(s): 28-14-309-019-0000, 28-14-309-026-0000 and 28-14-309-025-0000

Parcel 1:

The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Fractional Section 14, Township 36 North, Range 13, North of the Indian Boundary Line, East of the Third Principal Meridian, (except the North 80.00 Feet of the West 183.00 Feet and except the East 150.00 Feet thereof and except that portion thereof taken for highway purposes by deed filed as LR2384614), in Cook County, Illinois.

Parcel 2:

The North 80 Feet of the West 183 Feet (except part falling in Crawford Avenue) and (except that part taken in case 6715716 more particularly described as follows: The West 50 Feet of the North 80 Feet of the West 183 feet) of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Fractional Section 15, Township 36 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line, (except therefrom that part of Parcel 2 condemned for highway purposes by the State of Illinois Department of Transportation in case 17L-050813) in Cook County, Illinois.

Cook County Clerk's Office