

# UNOFFICIAL COPY

Doc#: 2019003097 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/08/2020 11:50 AM Pg: 1 of 5

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This document was prepared by  
and after recording return to:

Harold S. Dembo, Esq.  
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191 North Wacker Drive  
Suite 1800  
Chicago, Illinois 60606

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## **MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED**

THIS MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED is executed as of the 1st day of June, 2020, by and between BRIGADIER GROUP LLC, a Wisconsin limited liability company ("**Seller**"), and NICOLE GEROULIS ("**Purchaser**").

Seller and Purchaser have entered into that certain Articles of Agreement for Deed dated May 15, 2020 (the "**Agreement**"), pursuant to which Seller has agreed to sell to Purchaser the property commonly known as 403 Meacham, Park Ridge, Illinois 60068, legally described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

Seller and Purchaser have entered into this Memorandum to provide notice to any interested parties of such Agreement and to provide notice of certain terms and provisions thereof.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in the Agreement, Seller and Purchaser hereby give notice as follows:

1. **Certain Defined Terms.** Capitalized terms not otherwise defined in this Memorandum will have the respective meanings ascribed to them in the Agreement.
2. **Closing Dates.** The Initial Closing Date is June 1, 2020 and the Final Closing Date shall occur no later than June 1, 2021, provided all covenants and conditions in the Agreement have been performed.
3. **Recording Purposes Only.** This Memorandum is executed for recording purposes only and is intended solely to give notice of the interest of Purchaser in the Premises under the Agreement. This Memorandum shall not modify in any manner the terms, conditions or intent of the Agreement and the parties agree that this Memorandum is not intended nor shall it be used to interpret the Agreement or determine the intent of the parties under the Agreement. In the event of any conflict between the terms of this Memorandum and the terms of the Agreement, as it may be amended from time to time, the terms of the Agreement shall govern and control.

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5. **Counterparts.** This Memorandum may be executed in any number of counterparts, each of which when so executed and delivered will be deemed to be an original and all of which counterparts taken together will constitute one and the same instrument.

6. **Successors.** The covenants and conditions made and entered into by the parties hereto shall be binding upon and inure to the benefit of their respective successors and assigns.

(SIGNATURE PAGE FOLLOWS)

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the date first above written.

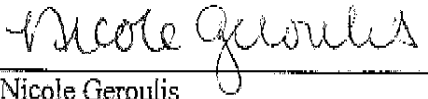
**SELLER:**

BRIGADIER GROUP LLC, a Wisconsin  
limited liability company

By: 

Alan T. Handley Member

**PURCHASER:**

  
\_\_\_\_\_  
Nicole Geroulis

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, a notary public in and for the county and state aforesaid, do hereby certify that Alan T. Handley, Member of BRIGADIER GROUP LLC, a Wisconsin limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Dated this 26 day of May, 2020.

Deena Pedersen  
Notary Public

SEAL

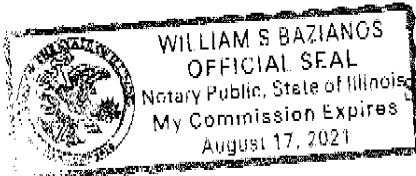


STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, a notary public in and for the county and state aforesaid, do hereby certify that Nicole Geroulis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Dated this 14 day of June, 2020.

William S Bazianos  
Notary Public



SEAL

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 54 IN BOLTON'S ADDITION TO PARK RIDGE, A SUBDIVISION OF PART OF BLOCK 2 IN PENNY AND MEACHAM'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-26-405-018-0000

Commonly known as: 403 Meacham, Park Ridge, Illinois 60068

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