UNOFFICIAL COPY

This document prepared by and should be mailed to:

Law Offices of Kulas & Kulas, P.C. 2329 W. Chicago Ave. Chicago, Illinois 60622

Doc#. 2032920306 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 11/24/2020 05:37 PM Pg: 1 of 5

MEMORANDUM OF REAL ESTATE PURCHASE AGREEMENTS

This Memora.dum of Agreement is recorded to memorialize those certain Purchase Agreements (a true and correct copy is attached hereto) which were made and entered into on may 4, 2020 by and between Near West Side Community Development Corporation, a not for profit corporation, Seller, and Sustain. Filld LLC, an Illinois limited liability company, Purchaser.

See legal descriptions attached by reto and made a part hereof.

Permanent Index No.:

17 18-113-066-0000 17-18-113-069-0000 17-18-114-025-0000 17-18-114-027-0000

Paul J. Kulas, hereby states that the attached Purchase Agreement is a true and correct copy of the original and the original was not intentionally destroyed for the purpose of introducing this copy to be recorded in place of the original.

Paul J. Kulas

State of Illinois)

SS.

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul J. Kulas, 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,

Given under my hand and seal, this 3rd day of November, 2020.

Commission expires:

8-19-11

Notary Public

OFFICIAL SEAL
MAGDALENA CYBULSKA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/19/21

<u>^</u>^^^\^\\\

2032920306 Page: 2 of 5

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LEGAL DESCRIPTION

Parcel 1:

The East 16 feet of Lot 2 and the West 11.00 feet of Lot 3 in George N. Hull's Subdivision of Lots 6, 7, 8, 9 and 10 in the Subdivision of Lot 6 and that part of Lot 5, lying South of Adams Street in Block 10, in Rockwell's Addition to Chicago, a Subdivision in the West ½ of the Northwest ¼ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #: 17-18-113-066-0000 and 17-18-113-069-0000

Property commonly known as: 2332 W. Jackson, Chicago, IL 60612

Parcel 2:

Lot 15 in Asses or s Division of Lots 11, 12, 13 in Block 10 of Rockwell's Addition to Chicago in the Northeast ¼ of Section 13, Township 39 North, Range 13 and the West ½ of the Northwest ¼ of Section 18, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #: 17-18-114-027-0000

2238 W. Jackson, Chicago, IL 60612 Property commonly known as:

Parcel 3:

Lot 17 in Assessor's Division of Lots 11, 12, 13 in Block 10 of Rockwell's Addition to Chicago in the Northeast 1/4 or Section 18, Township 39 (No. ...)
Hillinois.

PIN #: 17-18-114-025-0000

Property commonly known as: 2244 W. Jackson, Chicago, IL 60612 Northeast ¼ of Section 13, Township 39 North, Range 13 and the West ½ of the Northwest ¼ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County,

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cusign Envelope II

MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0



1	1. THE PARTIES: Buyer and Seller are hereinafter to	eferred to as the "Parties	h					
	Buyer Name(s) [PLEASE PRINT] Sustainabuild LLC							
3	Seller Name(s) [PLEASE PRINT] Near Westside Community Development Center							
	f Dual Agency applies, check here Cl and complete Optional Paragraph 29.							
:5	2. THE REAL ESTATE: Real Estate is defined as the p	property, all improvemen	nts, the fixtur	es and Pers	onal Property			
6	included therein. Seller agrees to convey to Buy	er or to Buyer's design	nated grants	e. the Rea	L Estate with			
.,	approximate for size or acreage of not less than 25)	(151			known as:			
8	2238 W Jackson Blvd.	Chicago	íL.	60612	Cook			
	Address: Unit # (If applicable)	City	State	Zφ	County			
10	Permanent Index N'un ber(s): 17-18-114-027-0000	☐ Single Family Attached	Single Fam	ülv Detached				
11	If Designated Parking is included: # of space(5)	identified as space(s	3.5	location	. —			
12	[CHECK TYPE] [deeded space: PIN:	If Designated Parking is included: # of space(s)identified as space(s) #; location [CHECK TYPE] □ deeded space PIN: □ limited common element □ assigned space.						
13:	If Designated Storage is Inc. wied: # of space(s)	sidentified so ensure	ar n	e lateration	ned opace.			
14.	[CHECK TYPE] Cl deeded space; PYV:	epaces as spaces	>) *	; location t (T)total	- Salinos and			
15	3. FIXTURES AND PERSONAL PROPERTY AT NO ADD	DED VALUE: All of the fix	tures and inc	luded Perso	onal Property			
15. 	are owned by Seller and to Seller's knowledge are in	operating condition on	Date of Acce	ptance, uni	ess otherwise			
17 	stated herein. Seller agrees to transfer to Draver all	fixtures, all heating, ele	ectrical, plun	abing, and	well systems			
18.	together with the following items at no added vary, by	Bill of Sale at Closing [CHI	ECK OR ENLIMI	erate appli	CABLE FIEMS]:			
าย. 20	Refrigerator Wine/Beverage Refrigerator Oven/Range/Stove Sump Pump(s)	ight Fixtures, as they exis		eplace Gas Log				
20 21		Prill-by or attached shelving		oke Detectors				
22		A ⁿ , t ^a Tridox Treatmánts & Ha Sais 126 Dish		rbon Moñoxid				
28	and the same of th	Wall Mour and Brackets (A		isidie reace Sys rage Door Ope	tem, Collar & Box			
24		Security by: #2:(s) (unless	, ,	nge Door ope h all Transmit				
25	Washer All Tacked Down Carpeting	_ Intercon System	•	thair Shed	- College			
26	_ Dayer Existing Storms & Screens	Electronic of Media Air Fil		tdoor Playset(s)			
27 28	_ Attached Cas Grill _ Window Air Conditioner(s)	_ Backup Generator Sy (4°r)	Plan	nted Vegetalic				
-		Fireplace Sereens/Doors//a	ro'es <u>H</u> ar	rdscope				
	Items Not included:							
		and Bertelahal Brossesses		1 20 4	. 34 3 P			
32	Seller warrants to Buyer that all fixtures, systems a	na reisonai rroperty i	úciadéc iu :	nis Coupac	et shall be in			
13	Operating condition at Possession except: A system or item shall be deemed to be in operating		And Proceedings		· · · · · · · · · · · · · · · · · · ·			
93 54	A system of item shall be treethed to be in operating	condition if it performs	the function	to, which i	t is intended,			
) ,	regardless of age, and does not constitute a threat to- If Home Warranty applies, check here □ and complete	nearm or safety,		C				
36	4. PURCHASE PRICE AND PAYMENT: The Purchase	Price is \$ 210,000	After	the paymer	nt of Earnest			
37	Money as provided below, the balance of the Purchas	se Price, as adjusted by p	rorations, sh	all be paid	at Closing in			
8	"Good Funds" as defined by law.			•	<i>x</i> .			
9	a) CREDIT AT CLOSING: [IF APPLICABLE] Provid	led Buyer's lender perm	its such crec	lif to show	on the final			
Û	settlement statement or lender's closing disclosure	, and if not, such lesser	amount as ti	ie lender po	ermits, Seller			
1	agrees to credit \$ N/A to Buyer at Clo	sing to be applied to pre	paid expense	s, closing o	osts or both.			
2	b) EARNEST MONEY: Earnest Money of \$ 5,000	shall be ten	dered to Esci	entireis on hi	r háfana Ó			
3	Business Days after Date of Acceptance, Addition	al Earnest Money if any	£\$ 20.000	rangus wa we India	Kombnofod II			
4:	Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ 20,000 shall be lendered by 2 business days after 20 Earnest Money shall be field in trust for the mutual benefit of the Parties by							
	actorney review							
	Buyer train 100 BOSL Buyer Initial	Callan Intita	KA.	National Section				
	Address, 2238 W Jackson Blvd. Chicago IL 60612	әушет ілніп 2		seger initial				
	Page 1 of 43			· .	07.0			

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MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0

	1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties."							
	Buyer Name(s) [PLEASE PRINT] Sustainabuild LLC							
	Seller Name(s) [PLEASE PRINT] Near Westside Community Development Center							
	If Dual Agency applies, check here □ and complete Optional Paragraph 29.							
	2. THE REAL ESTATE: Real Estate is defined as the property, all improvements, the fixtures and Personal Property							
	included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with							
	approximate lot size or acreage of not less than 25 x 151 commonly known as:							
	2244 W Jackson Blvd. Chicago IL 60612 Cook							
	Address Unit : (If applicable) City State Zip County							
	Permanent Index Number(s): 17-18-114-025-0000 Single Family Attached O Single Family Detached O Multi-Unit							
	If Designated Parking is included: # of space(s) identified as space(s) # location							
	[CHECK TYPE] deeded state, PIN:							
	If Designated Storage is Included: # of space(s); identified as space(s) #; location							
14.	[CHECK TYPE]							
15	3. FIXTURES AND PERSONAL PROPERTY AT NO ADDED VALUE: All of the fixtures and included Personal Property							
	are owned by Seller and to Seller's know tedge are in operating condition on Date of Acceptance, unless otherwise							
17	stated herein. Seller agrees to transfer to fuver all fixtures, all heating, electrical, plumbing, and well systems							
18								
19	Refrigerator Wine/Beverage Refrigerator Light Fixtures, as they exist Fireplace Gas Log(s)							
20	Oven/Range/Stove Sump Pump(s) Built-in or attached shalving Smoke Detectors Microwave Water Softener (unless rented) Par Indon Treatments & Flantware Carbon Monoxide Detectors							
21 22	Microwave Water Softener (unless rented) Pav Indow Treatments & Flantware Carbon Moroxide Detectors Dishwasher Central Air Conditioning Sage fie Dish Invisible France System, Cultar & Box							
23	Garbage Disposal Central Humidifler Wall A united Brackets (AV/TV) Garage Door Opener(s)							
24	Trash Compactor Central Vac & Equipment Security by sem(s) (unless rented) with all Transmitters							
25 26	Washer All Tacked Down Carpoling Intercom SwismOutdoor StedOutdoor StedOrgerExisting Storms & ScreensElectronic or Mining A righter(s)Outdoor Playset(s).							
27	DryserExisting Storms & ScreensElectronic or Mor a A r Fillet(s)Cultion Playset(s)							
28	Water HeaturCeiling Fan(s)Fireplace Screens/Drie s/CaratesHardscape							
29								
	Items Not Included:							
	Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in							
32	operating condition at Possession except:							
33	A system or item shall be deemed to be in operating condition if it performs the function for which it is intended,							
34	regardless of age, and does not constitute a threat to health or safety. If Home Warranty applies, check here a and complete Optional Paragraph 32.							
	4. PURCHASE PRICE AND PAYMENT: The Purchase Price is \$ 210,000 . After the payment of Earnest							
-	Money as provided below, the balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in							
	"Good Funds" as defined by law.							
39	a) CREDIT AT CLOSING: [IF APPLICABLE] Provided Buyer's lender permits such credit to show on the final							
40								
41								
42	b) EARNEST MONEY: Earnest Money of \$ 5,000 shall be tendered to Escrowee on or before 2							
43	Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ 20,000 shall be undered							
by 2 business days after 20 Earnest Money shall be held in trust for the mutual benefit of the Partie								
	attornéy řeview							
	Buyer Initial POBOS Buyer Initial Seller Initial Seller Initial Seller Initial 97.0							
	Page 1 of 13							

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MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0



:. •	1. THE PARTIES: Buyer and Seller are hereinafter	referred to as the "Parties."						
4	Buyer Name(s) [PLEASE PRINT] Sustainabuild LLC Seller Name(s) [PLEASE PRINT] Near Westelds Com-	(Assistable Plane						
ź	Seller Name(s) [PLEASE PRINT] Near Westside Community Development Center f Dual Agency applies, check here 🛘 and complete Optional Paragraph 29.							
5 2. THE REAL ESTATE: Real Estate is defined as the property, all improvements, the fixtures and Perso								
E	included therein. Seller agrees to convey to Re-	property, all improvements, the	e fixtures and f	'ersonal Propert				
7	included therein. Seller agrees to convey to Bu approximate lot size or acreage of not less than 25	yer or to buyer's designated						
ė	2332 W Jackson Blvd.		L commo	inly known as: 2 Cook				
ĝ	ritit = (T. 9500C9D(5)	Civ	Cises 7:-	Carried				
10		☐ Single Family Attached ☐ Sir	sele Family Detac	ર્જાના કરતાં છે. Modern કરતા				
13	if Designated Parking included: # of space(s)	; identified as space(s) #	location	1				
12	{CHECK TYPE} ☐ deeded Toce, PIN:	U limited commo	n element 🛛 as	signed space.				
13	If Designated Storage is Included: # of space(s)	identified as space(s) #	; locatio	n				
14	(CHECK TYPE) U deeded space PIN:	☐ limited commo	n element 🛘 as	signed space.				
15	3. FIXTURES AND PERSONAL PROFERTY AT NO AD	DED VALUE: All of the fixtures	and included P	ersonal Property				
16	are owned by Seller and to Seller's knowledge are in	operating condition on Date	of Acceptance	unless otherwise				
17	stated nerein; Seller agrees to transfer to Surer al	l fixtures, all heating, electrics	al plumbino a	nd wall evelame				
18	together with the following items at no added value by	Bill of Sale at Closing (CHECK O	R ENLIMERATE AP	PLICABLE ITEMS]:				
19 20	Kerrigerator Wine/Beverage Refrigerator	ight Fixtures, as they exist	Fireplace Gas	•				
:21	Oven/Range/StoveSump Pump(s) MicrowaveWater Softener (unless rented)	_Built-in or attached shelving	Smoke Detect					
22	MicrowaveWater Softener (unless rented)DishyasherCentral Air Conditioning	/ 11 V Tridow Treatments & Handware Sage Lite Dish		oxide Detectors				
23	Garbage Disposal Central Humidifier	_ Wall Mour ted Brackets (AV/TV)	Garage Door	System, Collar & Box Onemarks				
24	Trash Compactor Central Vac & Equipment	_ Security space in(s) (unless rented						
25 28	Washer All Tacked Down-Carpeting Dryer Existing Storms & Streens	Intercom System	Outdoor Shed					
27	Dryer Existing Storms & Screens Attached Gas Grill Window Air Conditioner(s)	Electronic of Mec in Air Filter(s)	_ Outdoor Play					
28	Water Heater Ceiling Fan(s)	Backup Generator System Fireplace Screens/Doors/Crites	Planted Vege Hardscape	tation				
29	Other Items Included at No Added Value:		_ randscake					
.30	Items Not Included:		0					
31	Seller warrants to Buyer that all fixtures; systems	and Personal Property includ	ed in this Con	tract shall be in				
32	Operating condition at Possession except:		Ux.					
33 wa	A system or item shall be deemed to be in operating	condition if it performs the fu	nction for whic	h it is intended,				
श्रेष वेद	regardless of age, and does not constitute a threat to	health or safety.	C)				
	If Home Warranty applies, check here I and complete			r				
36	4. PURCHASE PRICE AND PAYMENT: The Purchas	e Price is \$ 200,000	After the pays	nent of Earnest				
۵/	wioney as provided below, the balance of the Purcha	se Price, as adjusted by prorati	ions, shall be pa	id at Closing in				
90	Good runds as defined by law.							
39	a) CREDIT AT CLOSING: [IF APPLICABLE] Provide	led Buyer's lender permits su	ch credit to sho	ow on the final				
43	sectlement statement or tender's closing disclosure	and if not such lesser amou	nt as the lander	r naminila Callas				
41	agrees to credit's twee to Buyer at Cl	osing to be applied to prepaid a	expenses, closine	z costs or both				
42	b) EARNEST MONEY: Earnest Money of \$ 5,000	shall be tendered	lo Escrowee on	or before 2				
43	Dusiness Days after Date of Acceptance, Additional Farnest Money, if any of \$ 20,000							
44	by z business days after 20 Earnest Money	shall be held in trust for the n	nutual bënefit o	f the Parties by				
	MARACI							
	Buyer Initial	Seller Initial	Z_Seller Init	ial				
	Address: 2332 W Jackson Blvd., Chicago II, 60612		0					
•	42 i. r id rii							