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**This document prepared by and
should be mailed to:**

Doc#: 2032920306 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/24/2020 05:37 PM Pg: 1 of 5

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

MEMORANDUM OF REAL ESTATE PURCHASE AGREEMENTS

This Memorandum 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 Sustainable LLC, an Illinois limited liability company, Purchaser.

See legal descriptions attached hereto 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

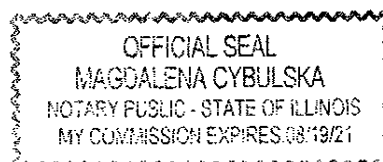
State of Illinois)
) SS.
County of Cook)

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: 8-19-21

Notary Public



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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 Assessor'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 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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

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

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 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, Illinois.

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

Property commonly known as: 2244 W. Jackson, Chicago, IL 60612

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DocuSign Envelope ID: 18092827-58EB-4B43-87F1-D2009D3402E7



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0



1. **THE PARTIES:** Buyer and Seller are hereinafter referred to as the "Parties."
2. Buyer Name(s) (PLEASE PRINT) Sustalnabuild LLC
3. Seller Name(s) (PLEASE PRINT) Near Westside Community Development Center
4. If 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 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:
6. 2238 W Jackson Blvd. Chicago IL 60612 Cook
7. Address: _____ Unit #: (if applicable) _____ City: _____ State: _____ Zip: _____ County: _____
8. Permanent Index Number(s): 17-18-114-027-0000 ☐ Single Family Attached ☐ Single Family Detached ☐ Multi-Unit
9. If Designated Parking Is Included: # of space(s) _____ identified as space(s) # _____; location _____
10. [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.
11. If Designated Storage Is Included: # of space(s) _____ identified as space(s) # _____; location _____
12. [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.
13. **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 knowledge are in operating condition on Date of Acceptance, unless otherwise stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems together with the following items at no added value by Bill of Sale at Closing [CHECK OR ENUMERATE APPLICABLE ITEMS]:
- | | | | |
|---|---|---|---|
| 14. <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Wine/Beverage Refrigerator | <input type="checkbox"/> Light Fixtures, as they exist | <input type="checkbox"/> Fireplace Gas Log(s) |
| 15. <input type="checkbox"/> Oven/Range/Stove | <input type="checkbox"/> Sump Pump(s) | <input type="checkbox"/> Built-in or attached shelving | <input type="checkbox"/> Smoke Detectors |
| 16. <input type="checkbox"/> Microwave | <input type="checkbox"/> Water Softener (unless rented) | <input type="checkbox"/> A/V Window Treatments & Hardware | <input type="checkbox"/> Carbon Monoxide Detectors |
| 17. <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Small Dish | <input type="checkbox"/> Invisible Fence System, Collar & Box |
| 18. <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Humidifier | <input type="checkbox"/> Wall Mounted Brackets (AV/TV) | <input type="checkbox"/> Garage Door Opener(s) |
| 19. <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Central Vac & Equipment | <input type="checkbox"/> Security System(s) (unless rented) | <input type="checkbox"/> with all Transmitters |
| 20. <input type="checkbox"/> Washer | <input type="checkbox"/> All Tacked Down Carpeting | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Outdoor Shed |
| 21. <input type="checkbox"/> Dryer | <input type="checkbox"/> Existing Storms & Screens | <input type="checkbox"/> Electronic or Media Air Filter(s) | <input type="checkbox"/> Outdoor Playset(s) |
| 22. <input type="checkbox"/> Attached Gas Grill | <input type="checkbox"/> Window Air Conditioner(s) | <input type="checkbox"/> Backup Generator System | <input type="checkbox"/> Planted Vegetation |
| 23. <input type="checkbox"/> Water Heater | <input type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Fireplace Screens/Doors/Arches | <input type="checkbox"/> Hardscape |
24. Other Items Included at No Added Value: _____
25. Items Not Included: _____
26. Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in operating condition at Possession except: _____
27. A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.
28. If Home Warranty applies, check here ☐ and complete Optional Paragraph 32.
29. **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.
30. a) **CREDIT AT CLOSING:** [IF APPLICABLE] Provided Buyer's lender permits such credit to show on the final settlement statement or lender's closing disclosure, and if not, such lesser amount as the lender permits, Seller agrees to credit \$ N/A to Buyer at Closing to be applied to prepaid expenses, closing costs or both.
31. b) **EARNEST MONEY:** Earnest Money of \$ 5,000 shall be tendered to Escrowee on or before 2 Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ 20,000 shall be tendered by 2 business days after 20. Earnest Money shall be held in trust for the mutual benefit of the Parties by _____ attorney review

Buyer Initial IPABSL Buyer Initial _____
 Address: 2238 W Jackson Blvd. Chicago IL 60612

Seller Initial [Signature] Seller Initial _____

UNOFFICIAL COPY**MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0**

1. **THE PARTIES:** Buyer and Seller are hereinafter referred to as the "Parties."

2. Buyer Name(s) [PLEASE PRINT] Sustainabuild LLC

3. Seller Name(s) [PLEASE PRINT] Near Westside Community Development Center

4. 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:

8. 2244 W Jackson Blvd. Chicago IL 60612 Cook

9. Address Unit: (if applicable) City State Zip County

10. Permanent Index Number(s): 17-18-114-025-0000 ☐ Single Family Attached ☐ Single Family Detached ☐ Multi-Unit

11. If Designated Parking is included: # of space(s) _____; identified as space(s) # _____; location _____

12. [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.

13. If Designated Storage is included: # of space(s) _____; identified as space(s) # _____; location _____

14. [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.

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 knowledge are in operating condition on Date of Acceptance, unless otherwise stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems together with the following items at no added value by Bill of Sale at Closing [CHECK OR ENUMERATE APPLICABLE ITEMS]:

19. <input type="checkbox"/> Refrigerator	<input type="checkbox"/> Wine/Beverage Refrigerator	<input type="checkbox"/> Light Fixtures, as they exist	<input type="checkbox"/> Fireplace Gas Log(s)
20. <input type="checkbox"/> Oven/Range/Stove	<input type="checkbox"/> Sump Pump(s)	<input type="checkbox"/> Built-in or attached shelving	<input type="checkbox"/> Smoke Detectors
21. <input type="checkbox"/> Microwave	<input type="checkbox"/> Water Softener (unless rented)	<input type="checkbox"/> A/V Window Treatments & Hardware	<input type="checkbox"/> Carbon Monoxide Detectors
22. <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Invisible Fence System, Collar & Box
23. <input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Central Humidifier	<input type="checkbox"/> Wall Mounted Brackets (A/V/TV)	<input type="checkbox"/> Garage Door Opener(s)
24. <input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Central Vac & Equipment	<input type="checkbox"/> Security System(s) (unless rented)	<input type="checkbox"/> with all Transmitters
25. <input type="checkbox"/> Washer	<input type="checkbox"/> All Tacked Down Carpeting	<input type="checkbox"/> Intercom System	<input type="checkbox"/> Outdoor Shed
26. <input type="checkbox"/> Dryer	<input type="checkbox"/> Existing Storms & Screens	<input type="checkbox"/> Electronic or Mural A/C Filter(s)	<input type="checkbox"/> Outdoor Playset(s)
27. <input type="checkbox"/> Attached Gas Grill	<input type="checkbox"/> Window Air Conditioner(s)	<input type="checkbox"/> Backup Generator System	<input type="checkbox"/> Planted Vegetation
28. <input type="checkbox"/> Water Heater	<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Fireplace Screens/Dry St/Grates	<input type="checkbox"/> Hardscape

29. Other Items Included at No Added Value: _____

30. Items Not Included: _____

31. Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in operating condition at Possession except: _____

32. A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

33. If Home Warranty applies, check here ☐ 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.

a) **CREDIT AT CLOSING:** [IF APPLICABLE] Provided Buyer's lender permits such credit to show on the final settlement statement or lender's closing disclosure, and if not, such lesser amount as the lender permits, Seller agrees to credit \$ N/A to Buyer at Closing to be applied to prepaid expenses, closing costs or both.

b) **EARNEST MONEY:** Earnest Money of \$ 5,000 shall be tendered to Escrowee on or before 2 Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ 20,000 shall be tendered by 2 business days after 20. Earnest Money shall be held in trust for the mutual benefit of the Parties by

attorney review

Buyer Initial POBOS Buyer Initial _____
Address: 2244 W Jackson Blvd. Chicago IL 60612

Seller Initial 209 Seller Initial _____

v7.0

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**MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0**

- 1 **1. THE PARTIES:** Buyer and Seller are hereinafter referred to as the "Parties."
- 2 Buyer Name(s) [PLEASE PRINT] Sustainabuild LLC
- 3 Seller Name(s) [PLEASE PRINT] Near Westside Community Development Center
- 4 If 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 Personal Property
- 6 included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with
- 7 approximate lot size or acreage of not less than 26 x 151 commonly known as:
- 8 2332 W Jackson Blvd. Chicago IL 60612 Cook
- 9 Address Unit: (If applicable) City State Zip County
- 10 Permanent Index Number(s): 17-18-113-086-0000; 17-18-113-059-000 ☐ Single Family Attached ☐ Single Family Detached ☐ Multi-Unit
- 11 If Designated Parking is Included: # of space(s) _____; identified as space(s) # _____; location _____
- 12 [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.
- 13 If Designated Storage is Included: # of space(s) _____; identified as space(s) # _____; location _____
- 14 [CHECK TYPE] ☐ deeded space, PIN: _____ ☐ limited common element ☐ assigned space.
- 15 **3. FIXTURES AND PERSONAL PROPERTY AT NO ADDED VALUE:** All of the fixtures and included Personal Property
- 16 are owned by Seller and to Seller's knowledge are in operating condition on Date of Acceptance, unless otherwise
- 17 stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems
- 18 together with the following items at no added value by Bill of Sale at Closing [CHECK OR ENUMERATE APPLICABLE ITEMS]:
- | | | | |
|--|---|---|---|
| 19 <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Wine/Beverage Refrigerator | <input type="checkbox"/> Light Fixtures, as they exist | <input type="checkbox"/> Fireplace Gas Log(s) |
| 20 <input type="checkbox"/> Oven/Range/Stove | <input type="checkbox"/> Sump Pump(s) | <input type="checkbox"/> Built-in or attached shelving | <input type="checkbox"/> Smoke Detectors |
| 21 <input type="checkbox"/> Microwave | <input type="checkbox"/> Water Softener (unless rented) | <input type="checkbox"/> A/V Window Treatments & Hardware | <input type="checkbox"/> Carbon Monoxide Detectors |
| 22 <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Invisible Fence System, Collar & Box |
| 23 <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Humidifier | <input type="checkbox"/> Wall Mounted Brackets (A/V/TV) | <input type="checkbox"/> Garage Door Opener(s) |
| 24 <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Central Vac & Equipment | <input type="checkbox"/> Security System(s) (unless rented) | <input type="checkbox"/> with all Transmitters |
| 25 <input type="checkbox"/> Washer | <input type="checkbox"/> All Tacked Down Carpeting | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Outdoor Shed |
| 26 <input type="checkbox"/> Dryer | <input type="checkbox"/> Existing Storms & Screens | <input type="checkbox"/> Electronic or Media Air Filter(s) | <input type="checkbox"/> Outdoor Playset(s) |
| 27 <input type="checkbox"/> Attached Gas Grill | <input type="checkbox"/> Window Air Conditioner(s) | <input type="checkbox"/> Backup Generator System | <input type="checkbox"/> Planted Vegetation |
| 28 <input type="checkbox"/> Water Heater | <input type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Fireplace Screens/Doors/Crates | <input type="checkbox"/> Hardscape |
- 29 Other Items Included at No Added Value: _____
- 30 Items Not Included: _____
- 31 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.
- 35 If Home Warranty applies, check here ☐ and complete Optional Paragraph 32.
- 36 **4. PURCHASE PRICE AND PAYMENT:** The Purchase Price is \$ 200,000 After the payment of Earnest
- 37 Money as provided below, the balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in
- 38 "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 settlement statement or lender's closing disclosure, and if not, such lesser amount as the lender permits, Seller
- 41 agrees to credit \$ N/A to Buyer at Closing, to be applied to prepaid expenses, closing costs or both.
- 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 tendered
- 44 by 2 business days after, 20 Earnest Money shall be held in trust for the mutual benefit of the Parties by _____

Buyer Initial IPBBSL Buyer Initial _____Seller Initial SG Seller Initial _____Address: 2332 W Jackson Blvd., Chicago IL 60612