

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
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**THIS DOCUMENT PREPARED  
BY:**

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**SECOND EXTENSION AND  
MODIFICATION TO  
ARTICLES OF AGREEMENT FOR DEED**

**RECITALS**

- I. Whereas on contract dated May 18, 2018 (and recorded 12/30/20 w/d/# 1834742115) Lamar Brookins and Marcia Brookins being husband and wife, and Latrice Gibbs and Correanna Dotson, their daughters, all Jointly and Severally, ("BUYER") of Chicago, Cook County, State of Illinois, ("BUYER") of Chicago, Cook County, State of Illinois, agreed to purchase, and Seggio Development LLC ("SELLER"), of Chicago, Cook County, State of Illinois, agrees to sell to Buyer the Real Estate commonly known as 4114 W. Corzetta, Chicago, IL, 60641 and legally described as:
- THE WEST 18 FEET OF LOT 10 AND THE EAST 14 FEET OF LOT 11 IN ST. CHARLES M. HINCKLEY'S SUBDIVISION OF LOTS 4 AND 5 IN WARNERS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS**
- Property Index No. 13-22-497-029-0000 at the ORIGINAL PURCHASE PRICE of Four Hundred Ninety-Nine Thousand and no /100 (\$499,000) Dollars (the *Original Purchase Price*) provided the Buyer has concluded the Final Closing within 12 months of the date of May 31, 2018 (the above recital are the terms of the "ORIGINAL CONTRACT"); AND
- II. Whereas the Buyer could not purchase under the terms of the ORIGINAL CONTRACT and asked the Seller for an extension and the Seller agreed so that on May 28, 2021 the parties executed an Extension Agreement which was recorded on June 11, 2021 as document number 2116221118 with the Cook County Clerk (the First Extension Agreement); and
- III. WHEREAS, Buyer did not timely purchase the Real Estate under the First Extension Agreement, and asked for an additional extension for which the Seller approved as set forth herein; and

**NOW, THEREFORE**, in consideration of the recitals hereto, which are incorporated below, *it is agreed*:

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1. **PRIOR AGREEMENTS.** The prior agreements between the parties and the Recitals above are incorporated herein by reference. It is acknowledged that the prior agreement was drafted by the parties and both parties were represented by attorneys. This agreement is only modified by
  - a. Adding statutory language which has been required since the initial signing of the original agreement only to make sure that no technical violations of any law are made.
  - b. Adding new purchase-credit terms for the extension period.
  
2. **MONTHLY PAYMENT TERMS.** The monthly payment shall remain at ~~\$2,800.00~~ per month. This payment shall be made by Purchaser to Seller on the first of every month for 12 months. This monthly payment is inclusive of all charges except utilities which are to be paid by Purchaser. This charge also takes into account (by mutual agreement of the Parties) the nonpayment of any money between June 1<sup>st</sup> 2021 and the execution of this Agreement.
  
3. **AMOUNT OF CREDIT AGAINST THE PURCHASE PRICE.** The total amount of the credit against the Purchase price shall be \$12,150. This amount is a liquidated settlement amount based upon prior extensions and credits during the prior terms under the Agreement. It is agreed that there will be no further credits against the Purchase price at Closing by the Seller.
  
4. **PURCHASE PRICE AT THE END OF THE SECOND EXTENSION.**
  - a. The purchase price after the end of 12 months shall be increased to \$525,000, thereby giving the Purchaser an additional one-year extension.
  
5. **NEW FINAL CLOSING DATE.** The new FINAL CLOSING DATE is 12 months from the Date (June 1, 2022).
  
6. **EXHIBITS.**
  - a. LEGAL DESCRIPTION. EXHIBIT A
  - b. PRIOR AGREEMENT INCORPORATED BY REFERENCE HEREIN

*[signature page follows]*



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## **Exhibit A**

### **LEGAL DESCRIPTION AND PIN**

#### **Exhibit A**

**THE WEST 18 FEET OF LOT 10 AND THE EAST 14 FEET OF LOT 11 IN ST. CHARLES M. HINCKLEY'S SUBDIVISION OF LOTS 4 AND 5 IN WARNERS SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 40, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. Commonly known as 4114 W. Cornelia, Chicago, IL 60641**

**Property Index No. 13-22-407-029-0000**

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