

UNOFFICIAL COPY



2320822026

Doc# 2320822026 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2023 12:33 PM PG: 1 OF 4

After recording
Mail To:

Roberto M. Martinez
4115 West 26th Street
Chicago Illinois 60623

MEMORANDUM OF A SALES CONTRACT

Let this Memorandum serve as notice to all those concerned or interested parties that there was executed on the 4th day of April, 2023 a sales contract,. That certain Sales Contract by and between sellers **Ramiro Camacho and Adriana Camacho** and the buyer **Delia A. Aguilar de Somoza** concerning the real property located in Cook County, Illinois and described as follows:

LEGAL DESCRIPTION:

UNIT F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1227 TOWNCENTRE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 9 IN W.N. BOLKER'S SUBDIVISION OF SECTIONS 10 AND 15, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1967 AS DOCUMENT R67-11758; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF MANHATTAN, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1985 AND KNOWN AS TRUST NO. 166, RECORDED AS DOCUMENT R91-12185, AS AMENDED FROM TIME TO TIME, IN WILL COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 15-08-103-010-76-1006

Address(es) of the Real Estate: 1227 Town Crest Drive, Unit F, New Lenox, Illinois 60451

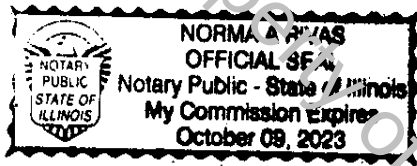
Delia A Aguilar Somoza
Buyer **Delia A Aguilar de Somoza**

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **Delia A. Aguilar de Somoza** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of July, 2023



Norma A. Pizarro (Notary Public)

Proprietary of Cook County Clerk's Office

This instrument is prepared by: Roberto M. Martinez, 4115 West 26th Street, Chicago Illinois 60623



UNOFFICIAL COPY

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] Delia A. Aguilar De Somoza

3 Seller Name(s) [PLEASE PRINT] Ramiro & Adriana Camacho

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 _____ commonly known as:

8 1227 Town Crest Dr F New Lenox IL 60451 Will

9 Address Unit # (If applicable) City State Zip County

10 Permanent Index Number(s): 1508103010761006 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 checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Wine/Beverage Refrigerator | <input checked="" type="checkbox"/> Light Fixtures, as they exist | <input type="checkbox"/> Fireplace Gas Log(s) |
| 20 <input checked="" type="checkbox"/> Oven/Range/Stove | <input type="checkbox"/> Sump Pump(s) | <input type="checkbox"/> Built-in or attached shelving | <input checked="" type="checkbox"/> Smoke Detectors |
| 21 <input type="checkbox"/> Microwave | <input type="checkbox"/> Water Softener (unless rented) | <input type="checkbox"/> All Window Treatments & Hardware | <input checked="" type="checkbox"/> Carbon Monoxide Detectors |
| 22 <input checked="" 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 (AV/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 checked="" type="checkbox"/> Washer | <input checked="" type="checkbox"/> All Tacked Down Carpeting | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Outdoor Shed |
| 26 <input checked="" type="checkbox"/> Dryer | <input checked="" 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 checked="" type="checkbox"/> Window Air Conditioner(s) | <input type="checkbox"/> Backup Generator System | <input type="checkbox"/> Planted Vegetation |
| 28 <input checked="" type="checkbox"/> Water Heater | <input checked="" type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Fireplace Screens/Doors/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
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 \$ 157,000. 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 \$ 0 to Buyer at Closing to be applied to prepaid expenses, closing costs or both.

42 b) **EARNEST MONEY:** Earnest Money of \$ 2,000 shall be tendered to Escrowee on or before 3
43 Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ n/a shall be tendered
44 by n/a, 20XX. Earnest Money shall be held in trust for the mutual benefit of the Parties by

Buyer Initial DA Buyer Initial _____

Seller Initial RC Seller Initial AC

Address: 1227 Town Crest Dr, Unit F, New Lenox, IL 60451

UNOFFICIAL COPY

513 THE PARTIES ACKNOWLEDGE THAT THIS CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS AND IS SUBJECT TO THE
514 COVENANT OF GOOD FAITH AND FAIR DEALING IMPLIED IN ALL ILLINOIS CONTRACTS.

515 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.

516 THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL MULTI-
517 BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0.

518 4/26/2023

4/25/2023

519 Date of Offer

DATE OF ACCEPTANCE

520 DocuSigned by:

521 Buyer Signature

Seller Signature

522 18EC979C703947A

523 Buyer Signature

Seller Signature

524 **Delia A. Aguilar De Somoza**

Ramiro & Adriana Camacho

525 Print Buyer(s) Name(s) [REQUIRED]

Print Seller(s) Name(s) [REQUIRED]

526 **307 Siegmund st**

1227 Town Crest

527 Address [REQUIRED]

Address [REQUIRED]

528 **Joliet IL 60433**

New Lenox IL 60451

529 City, State, Zip [REQUIRED]

City, State, Zip [REQUIRED]

531 Phone

E-mail

Phone

E-mail

532 Great Homes Real Estate 87140

FOR INFORMATION ONLY

477013961

533

Realty of Chicago

86636

477013636

534 Buyer's Brokerage

MLS #

State License #

Seller's Brokerage

MLS #

State License #

535 237 dundee ave

Elgin

60120

1504 W 18th St

Chicago

60608

536 Address

City

Zip

Address

City

Zip

537 Tina Briseno

1006618

475185614

Cristino Aguirre

889541

475180282

538 Buyer's Designated Agent

MLS #

State License #

Seller's Designated Agent

MLS #

State License #

539 7085467819

(773) 344-0208

540 Phone

Fax

Phone

Fax

541 tbriseno@greathomesillinois.com

tino.realtor@gmail.com

542 E-mail

sales@martinezlawllc.net

E-mail

James Antonopoulos jpantonlaw@gmail.com

544 Buyer's Attorney

E-mail

Seller's Attorney

E-mail

5045 N Harlem

Chicago

IL

60656

546 Address

City

State

Zip

Address

City

State

Zip

548 Phone

Fax

Phone

Fax

549 Kofi Amoabin

550 Mortgage Company

551 Oracle Mortgage

Phone
402-800-7972

Homeowner's/Condo Association (if any)

Self Managed

Phone

815-685-9503

552 Loan Officer

553 kamoabin@gmail.com

Phone/Fax

Management Co./Other Contact

Judy

Phone

554 Loan Officer E-mail

Management Co./Other Contact E-mail

555 Illinois Real Estate License Law requires all offers be presented in a timely manner; Buyer requests verification that this offer was presented.

556 Seller rejection: This offer was presented to Seller on _____, 20____ at _____ a.m./p.m. and rejected on _____

557 _____, 20____ at _____ a.m./p.m. _____ [SELLER INITIALS]

558 © 2018 Illinois Real Estate Lawyers Association. All rights reserved. Unauthorized duplication or alteration of this form or any portion thereof is prohibited. Official form available at www.ireln.org
559 (website of Illinois Real Estate Lawyers Association). Approved by the following organizations, December 2018: Belvidere Board of REALTORS® · Chicago Association of REALTORS® · Chicago Bar Association
560 · DuPage County Bar Association · Heartland REALTOR® Organization · Grundy County Bar Association · Homewood Association of REALTORS® · Illinois Real Estate Lawyers Association · Illini Valley
561 Association of REALTORS® · Kane County Bar Association · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of REALTORS® · McHenry County Bar Association ·
562 North Shore-Barrington Association of REALTORS® · North Suburban Bar Association · Northwest Suburban Bar Association · Oak Park Area Association of REALTORS® · REALTOR® Association of
563 the Fox Valley, Inc. · Three Rivers Association of REALTORS® · Will County Bar Association ·

Address: **1227 Town Crest Dr, Unit F, New Lenox, IL 60451**

v7.0