



Doc# 2321613269 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 01:20 PM PG: 1 OF 2

**MEMORANDUM OF CONTRACT  
FOR SALE AND PURCHASE OF PROPERTY**

This is a Memorandum of that unrecorded Contract for Sale and Purchase of Property ("Contract"), dated July 1, 2023 between Andre E Phillips, Heir to Morgan & Mary Phillips (hereinafter referred to as "Seller"), and Semper Fidelis LLC (hereinafter referred to as "Buyer") concerning the real property ("Property") 3320 W POLK ST CHICAGO IL 60624 and made a part hereof by reference.

For good and valuable consideration, Seller had agreed to sell and Buyer had agreed to buy the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

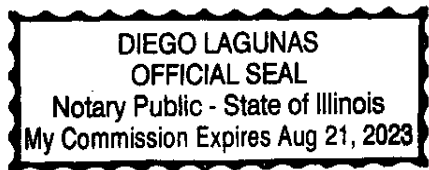
IN WITNESS WHEREOF, the parties have executed this Memorandum on August 4 2023.

PURCHASER:

[Signature]  
Semper Fidelis LLC  
By Elyse Rosenzweig Manager

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this fourth day of August, 2023, by Elyse Rosenzweig by Semper Fidelis LLC as Buyer.



[Signature: Diego Lagunas]  
Notary Public

Aug 21, 2023  
My Commission Expires

# UNOFFICIAL COPY

## Legal Description

LOT 32 IN EDWARD C. WALLERS SUBDIVISION OF BLOCK 14 IN E.A. CUMMINGS & CO'S CENTRAL PARK AVENUE ADDITION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 RODS AND NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND GREAT WESTERN RAILROAD IN COOK COUNTY, ILLINOIS.

PIN: 16-14-410-028-0000

Property of Cook County Clerk's Office