

# UNOFFICIAL COPY

## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

### REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS

I, Jeffery Childs, being duly sworn, state that I have access to the copies of the att  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Purchase and Sale Agreement

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

EQUITY PLUS PROPERTIES INC

(print name(s) of executor/grantor)

BETH GRIFFIN

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

PURCHASER (BUYER)

(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]  
Affiant's Signature Above

Sept. 27th, 2023

Date / Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

Sept 27th, 2023

Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public

**OFFICIAL SEAL**  
**SANDRA J JONES**  
**NOTARY PUBLIC, STATE OF ILLINOIS**  
**MY COMMISSION EXPIRES: 2/1/2027**

**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.



Doc # 2327034033 Fee \$82.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/27/2023 12:47 PM PG: 1 OF 3

# UNOFFICIAL COPY

## REAL ESTATE PURCHASE CONTRACT

**Equity Plus**

**I. The Parties.** This contract dated 9/14/2023 in which Buyer Properties Inc offers to purchase from Seller Owner of Record the following described real estate, together with all improvements thereon and all appurtenant rights located at 7156 S Langley, City of Chicago, State of Illinois Zip 60619.

In consideration of the sum of \$ \_\_\_\_\_ as Earnest Money due upon completion of the inspection, to held with Buyer's Attorney IOLTA.

**The Purchase Price of the Premises is \$ 115,000.**

*Payable at closing: Cash, Private/Hard Money, Owner Financing if agreed between parties.*

### II. Terms: Buyer and Seller agree:

- The property is sold in "As-Is" condition with no warranties made by the seller. Seller will make aware of any known facts that affect the value of the Property.
- Seller/tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers, and contractors prior to closing. If vacant, a lockbox will be allowed.
- If Buyer is unable to complete the purchase due to inspection results, value, rehab loan denial, the earnest money shall be refunded to the Buyer without signature from either party. Seller hereby agrees that all escrow agents are authorized to release the Earnest Money without further authorization. Buyer will be released from any further obligation.
- If Seller cannot provide clear title, the Buyer will be released from any further obligations under this contract.
- Buyers shall select closing agent. Closing to held in county of property location.
- Buyer's attorney orders title.
- Purchase contract is assignable.
- This agreement is subject to a final inspection and approval of the property by the Buyer 10 business days after the contract is received by Buyer. Earnest money due at the completion of the Inspection period.
- Taxes to be prorated and paid up to date of closing by the SELLER. Any previous year's tax's to be paid by the SELLER. Customary closing cost & fees to be paid by the BUYER to include: Transfer Tax, Title Insurance & Fees, recording, and BUYER's own attorney fee. Seller pays water bill in full.
- Closing date shall be on or before 30 days from the date signed by the Seller. Seller grants reasonable extensions if needed to clear title or to complete closing documentation. Title to be free and clear and unencumbered, free of any county, city, and federal liens. All liens against the property shall be paid at closing by the Seller.
- This offer when accepted, comprises the entire agreement of Buyer and Seller, and it is agreed that no other representations have been made. Seller has accepted this contract on his own value determination.
- Buyer will share the property with their investors and others through platforms to include the MLS at no charge to the Seller. Parties acknowledge buyer is purchasing for investment purposes for a profit.
- One or more of the Principals is a licensed Real Estate Broker in the State of IL and "no agency relationship" exist with the Owner of Record.
- Additional Terms: PROPERTY SHALL BE VACANT (NO TENANTS) AT CLOSE

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature Jeff Childs Date 9/15/2023

Print Name/Title \_\_\_\_\_

Print Name/Title Jeff Childs  
Equity Plus Properties Inc.

Seller's Signature Beth Date 9/15/2023

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Print Name/Title \_\_\_\_\_

# UNOFFICIAL COPY

## Schedule A

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

LOT 23 OF WITHERELL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL ID. 20-27-205-037-0000

PROPERTY KNOWN AS: 7156 S. LANGLEY

Prepared By: And Mail to:

Jeffery Childs  
10526 W. Cermak Rd #307A  
Westchester, IL 60154

Property of Cook County Clerk's Office