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Doc#. 2331906331 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/15/2023 10:28 AM Pg: 1 of 3

8/2 25GNW8475945/C

AFFIDAVIT	AND	MEMORA	NDUM	OF.	ARTICL	ES OF	AGRE	EMENT
C)	6		FOR D	EEL)			

STATE OF ILLINOIS

 S_i

COUNTY OF COOK

The undersigned affiants, being duly sworn, states:

- 1. That Articles of Agreement for Deed in connection with the sale of the property commonly known as 4449 NORTH BROADWAY, CHICAGO, ILLINOIS, Permanent Index Number: 14-17-225-006-0000, and more particularly described on Exhibit A hereto, by and between the affiant(s), as Seller(s), and ERWIN DORNSELTER and OON-CHI WHANG, as Purchaser(s), were entered into as of Sep Ember 14, 2023.
- 2. That the final closing of the sale and purchase under such Articles of Agreement shall take place on or prior to 8-14-28.

Further, affiant(s) say(s) naught.

SELLER:

Cheng-Fu Kao as trustee of The Cheng-Fu Kao Trust dated February 24, 2003:

Dated: 4-8-2621

PURCHASER

ERWIN DORNSEIFER:

OON-CHI WHANG:

Dated: 9-19-23

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The undersigned, a notary public in and for the State and County aforesaid, does hereby state that CHENG-FU KAO, not individually but as Trustee of the The Cheng-Fu Kao Trust dated February 24, 2003, appeared before me this day and presented sufficient driver's license or other identification and SUBSCRIBED AND SWORE before me that he did sign and seal this document as his voluntary act as the trustee of the trust aforesaid for the purposes and uses herein.

This \ day of September, 2023:

Notary Public

My commission expires:

OFFICIAL SEAL
CHRISTINE A. MCGOVERN
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 05/28/2024

seal here:

The undersigned, a notary public in and for the State and County aforesaid, does hereby state that ERWIN DORNSEIFER and OON-CHI WHANG, appeared before me this day and presented sufficient driver's license or other identification and SUBSCRIBED AND SWORE before me that they did sign and seal this document as their voluntary act for the purposes and uses herein.

This 4 day of September, 2023;

Notary Public

40/2014

se il hore:

Prepared by and after recording return to: MARC D. SHERMAN 3700 W. DEVON AVE., STE. E LINCOLNWOOD, IL 60712

MARC D STATE OF ILLINOIS ANY COMMISSION EX 17 5 3 1/10/2024 \$

OFFICIAL SEAL"
MARC D SHERMAN
NOTAT : PUBLIC, STATE OF HUMOIS
NOTAT : PUBLIC STATE OF HUMOIS
NOTO DI MISSION EXPIRES 11/10/224

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EXHIBIT A

LEGAL DESCRIPTION AND PROPERTY IDENTIFIER NUMBERS

LOT 59 IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE FIRST PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

PIN: 14-17-225-006-0000

DRESS: 4

ODORNA OF COUNTY CLOTHES OFFICE COMMON ADDRESS: 4449 N. BROADWAY, CHICAGO, ILLINOIS