### **UNOFFICIAL COPY**

### **MEMORANDUM OF AGREEMENT**

Kyla Klein and Philip Kaplan ("Buyer"), have recorded this Memorandum to give notice of an Agreement between Kyla Klein and Philip Kaplan ("Buyer") and Sauganash Reserve LLC, an Illinois Limited Liability Company, Legal Owner of Record ("Seller") related to the sale of the Real Estate described below, situated in the County of Cock in the State of Illinois to wit:

Niles, IL 60714

Doc#. 2335313681 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/19/2023 03:52 PM Pg: 1 of 3

Buyer and Seller entered into an Agreement for the purchase and sale of real estate and Buyer desires to give record notice of the existence of said Agreement and the Buyer's claim to their earnest money deposit in connection with said Agreement.

DATED this 15th day o	of December, 2023.	
the fti	C	Philipping
Kyla Klein		Philip Kaplan
STATE OF ILLINOIS	)	
COUNTY OF COOK	) <b>SS</b> :	O <sub>C</sub>
I the undersioned, a Nota	ry Public in and for sa	aid County, in the State aforesaid, DO
HEREBY CERTIFY that	Kula Klein	personally known to me to
be the same person whose nar	ne is subscribed to the	foregoing instrument, appeared before me nent was signed in my presence.
-	. —	mont was signed in my processor.
Signed and sworn before me t	his $\frac{15}{1000}$ day of	December 2023.
X		
NOTARY PUBLIC	0	SOLEDAD MICHELLE PEREZ Official Seal
Prepared By/Return To:		Notary Public - State of Illinois My Commission Expires Jul 25, 2026
Kolpak Law Group LLC		1
6767 N. Milwaukee Ave., Sui	te 202	

# **UNOFFICIAL COPY**

STATE OF ILLINOIS	) ) <b>SS</b> :
COUNTY OF COOK )	, 20.
HEREBY CERTIFY that Philime to be the same person whose name is	in and for said County, in the State aforesaid, DO  O (O) (O) (O) (O) (O) (O) (O) (O) (O) (O
Signed and swore before me this	day of December 2023.
WOTARY PULLIC Prepared By/Return To:	SOLEDAD MICHELLE PEREZ Official Seal Notary Public - State of Illinois
Kolpak Law Group LLC	My Commission Expires Jul 25, 2026
6767 N. Milwaukee Ave., Suite 202	
Niles, IL 60714	04
	My Commission Expires Jul 25, 2026
	Ynx.
	4
	'S
	$O_{\mathcal{S}_{\mathcal{C}_{\bullet}}}$

2335313681 Page: 3 of 3

## **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

**Permanent Index Numbers:** 

13-10-204-003-0000, 13-10-200-027-0000, 13-10-200-030-0000, 13-10-204-007-0000

Property Address: 4363 W. Bryn Mawr Avenue, Chicago, IL 60646

### Legal Description:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 (ALSO BEING THE MORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10); THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 81.0 FEET TO THE NORTHWEST CORNER OF MATTHEW YOUSEPH'S SUBDIVISION; THENCE SOUTH 10 DEGREES 31 MINUTES, 32 SECONDS WEST ALONG THE WESTERLY LINE OF SAID MATTHEW YOUSEPH'S SUBDIVISION A DISTANCE OF 127.0 FEET TO A POINT 125.00 FEET SOUTH (AS MEASURED PERPENDICULARLY TO THE NORTY. LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10): THENCE SOUTH 89 L'EGREES 39 MINUTES 22 SECONDS EAST ALONG A LINE THAT IS 125.00 FEET SOUTH (MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (ALSO BEING THE SOUTH LINE OF SAID MATTHEW YOUSEPH'S SUBDIVISION), A DISTANCE OF 80.90 FEET TO A POINT 20.00 FEET NORTHWESTERLY (AS MEASURED PERPENDICULARLY TO THE CENTER LINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD COMPANY (FORMERLY KNOWN AS CHICAGO MOD NORTHWESTERN TRANSPORTATION COMPANY), AND 125.00 FEET SOUTH (MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19) OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE SOUTHEAST CORNER OF SAID MATTHEW YOUSEPH'S SUBDIVISION, THENCE SOUTH 30 DEGREES 36 MINUTES 19 SECONDS WEST ALONG A LINE THAT IS 20.00 FEET NORTH WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, A DISTANCE OF 493.49 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 22 SECONDS WEST ALONG A LINE PARALLEL TO THE NORTH LINE CONSAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 62.69 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS WAS ESTABLISHED BY CONDEMNATION DATED JULY 8, 1903; THENCE NORTH 25 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 400.54 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10), SAID POINT BEING 190.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10); THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 (ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10), A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.