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Doc#: 2407802351 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 2:56 PM Pg: 1 of 3

MEMORANDUM OF CONTRACT

STATE OF ILLINOIS

COUNTY OF COOK

The Claimant, Kendall Partners, Ltd. hereby files and records this Memorandum of Contract setting forth its interest in the aforementioned property and against Owner of Record (hereinafter referred to as Owners) of 10030 S Luella Ave, Chicago, IL 60617, Cook County, Illinois and states:

That on January 24, 2024, the Owner owned the following described land in the County of Cook State of Illinois to wit:

SEE EXHIBIT A

Property Index Number: 25-12-410-056-0000

Addresses of premises: 10030 S Luella Ave, Chicago, IL 60617

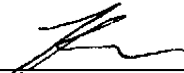
That on January 24, 2024, the Claimant made a contract with said Owner

- (1) Edward J. Carter
- (2) to purchase the subject property for the total net sum of \$50,000.

That said Claimant is entitled to purchase said property and Owner has defaulted under the terms of the contract, therefore, the Claimant claims a lien on said land and improvements.

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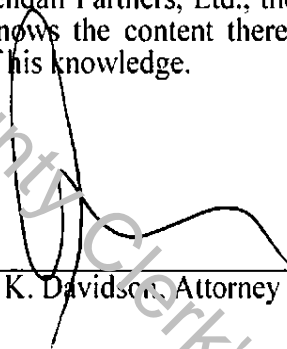
Kendall Partners, Ltd.

By: 
Kevin Hansen, its Vice President

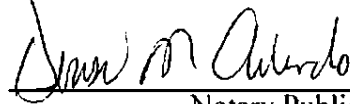
Prepared by and Mail to:
Attorney Gary K. Davidson, #06269603
Castle Law, LLC
2 N. 129th Infantry Drive
Suite 100
Joliet, Illinois 60435
Telephone: (815) 744-6550

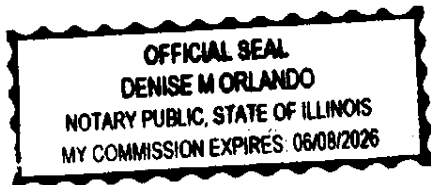
STATE OF ILLINOIS)
) SS:
COUNTY OF WILL

The affiant, Gary K. Davidson, being first duly sworn, on oath deposes and says that he is Attorney for Kevin Hansen, Vice President of Kendall Partners, Ltd., the Claimant; that he has read the foregoing claim for lien and knows the content thereof; and that all statements therein contained are true to the best of his knowledge.


Gary K. Davidson, Attorney for Claimant

Subscribed and sworn to before me
this 15th day of March, 2024


Notary Public



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EXHIBIT A

LOT 34 (EXCEPT THE SOUTH 4 FEET THEREOF) AND THE SOUTH HALF OF LOT 35 IN BLOCK 18 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE 3rd PRINCIPAL MERIDIAN AND FRACTIONAL 7, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT NO. 9137462 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office