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DARR LAW GROUP

Memorandum of Contract



2408022028

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/20/2024 2:28 PM
PAGE: 1 OF 2

This is a Memorandum of the "Multi-Board Residential Real Estate Contract 7.0", as amended, ("Contract") between Jasmeen Khan, Seller, and Jafar Lashkariya, Buyer.

For good and valuable consideration and under terms pursuant to the Contract, Seller has contracted to sell to Buyer real estate located in County of Cook, State of Illinois, legally described as follows:

PARCEL 1:

UNIT NUMBER 2-'F', BUILDING NUMBER CT-2, IN THE NORWOOD COURTS CONDOMINIUM, AS DELIENATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 3 FEET OF LOTS 1 AND 6 AND ALL OF LOTS 2 TO 5 IN NORWOOD COURTS SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHEHD AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25211651; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 15929348 AND 15957209, AND IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25211651, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

Permanent Real Estate Index Number(s): 14-06-121-011-1050

Address of Real Estate: 6142 N. Damen, Unit 2F, Chicago, Illinois 60659

Pursuant to the terms of the Contract, Buyer shall be entitled to a Warranty Deed from Seller conveying title to said premises to Buyer.

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This Memorandum is not intended as a summary of the terms of said Contract. It is intended to be recorded to give notice to all concerned of the existence of said Contract. The provisions of this Memorandum shall not be used in interpreting the provisions of said Contract.

Dated this 13th day of March, 2024

Jafar Lashkariya
Jafar Lashkariya

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jafar Lashkariya personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of March, 2024

[Signature]
(Notary Public)

Prepared By:

Darr Law Group LLC
1000 Skokie Blvd, Ste 565
Wilmette, IL 60091



Mail To:

Darr Law Group LLC
1000 Skokie Blvd, Ste 565
Wilmette, IL 60091

Notary of Cook County Clerk's Office