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Mail To:

Lawrence White

2070 GREEN BAY ROAD

HIGHLAND PARK, IL 60035

Doc# 2417607069 Fee \$88.00

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/24/2024 11:59 AM

PAGE: 1 OF 3

RECORDING COVER PAGE
**MEMORANDUM OF AN
INSTALLMENT SALES CONTRACT**
Foundation Finance

Permanent index #:

10-10-404-024-0000 & #10-10-404-047-0000

Property Address:

9940 KEYSTONE AVENUE

SKOKIE IL 60076

Prepared By: Lawrence White PRIVATE BANKER 2070 Green Bay ROAD HIGHLAND PARK, IL 60035

Name

Address

City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

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MEMORANDUM OF AN INSTALLMENT SALES CONTRACT

This Memorandum of an Installment Sales Contract is rescinded this October 15, 2023, by and between:

Seller, Owner of Loan/Installment agreement:

FOUNDATION FINANCE CO
PO Box 437,
Schofield, WI 54476

Buyer:

Lawrence White
9940 Keystone Avenue
Skokie, IL 60076

Property: Address:

9940 Keystone Avenue
Skokie, IL 60076

Property PIN# 10-10-404-024-0000 & 10-10-404-047-0000

Legal Description:

PARCEL 1: LOT 12 IN BLOCK 2 IN PARAMOUNT REALTY CORPORATION THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF LOT 1 (EXCEPT THE EAST 1 ROD) AND OF LOTS 3 TO 8 (EXCEPT 1 ROD ON THE EAST AND WEST SIDES) IN BERNARD DOETSCH'S SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 7.49 FEET OF LOT 14 IN HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS

Background

1. The Buyer entered into an Installment Sales Contract on FEBRUARY 16TH 2023 ("Contract") with Foundation Finance for the sale of siding the above- described property.
2. The Installment Sales Contract required the Seller to record the Contract or a memorandum thereof with the county recorder of deeds **within 10 business days** of the date of sale, as stipulated in **Section 20** of the **Illinois Installment Sales Contract Act (765 ILCS 67/20)**.
3. The Contract further stipulated that both parties would receive a copy of the fully executed Contract with notarized signatures, as required under Section 10 of the **Illinois Installment Sales Contract Act (765 ILCS 67/10)**.

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Rescission of Contract

The Buyer, **Lawrence White** hereby rescinds the Installment Sales Contract based on the following grounds:

1. **Failure to Record:** The Seller, Foundation Finance did not record the Contract or a memorandum of the Contract within the 10 business days required by Section 20 of the Illinois Installment Sales Contract Act.
1. **Clouded Title:** The failure to record has resulted in a clouded title that affects the Seller's ability to convey marketable title, thus violating the terms of the Installment Sales Contract.

Refund of Payments

Pursuant to Section 20(c) of the Illinois Installment Sales Contract Act, the Buyer demands that the Seller refund all money paid under the Contract as of the date of this rescission.

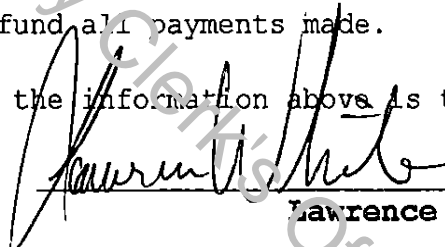
Notice of Rescission

This memorandum serves as formal notice to the Seller of the rescission of the Installment Sales Contract. The Seller is required to refund the total amount paid by the Buyer within 20 days of receipt of this notice.

Signatures

The undersigned hereby acknowledge the rescission of the Installment Sales Contract and the obligation to refund all payments made.

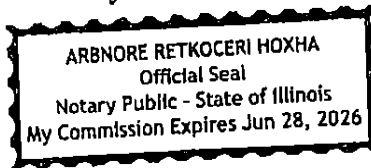
I declare under penalty of perjury that the information above is true and correct.



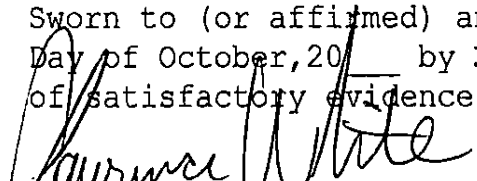
 Lawrence White

JURAT

State of Illinois)
) ss.
 County of Cook)

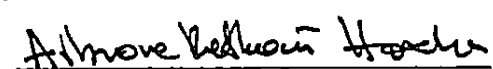


Sworn to (or affirmed) and subscribed before me on this _____ Day of October, 2023 by **Lawrence White**, proved to me on the basis of satisfactory evidence to be the one who appeared before me.



 Lawrence White Signature

October 18th 2023
 Date



 Notary Public's Signature

October 18th 2023
 Date