REAL ESTATE OPTION AGREEMENT

LK JB

THIS PURCHASE OPTION AGREEMENT is made and entered into this 10th day of September, 1985, by and between LANDA KOPERNIK, hereinafter referred to as "Seller", and JAMES BAKER, hereinafter referred to as the "Purchaser".

WHEREAS, the Purchaser has entered into a contract for purchase of the property commonly known as 547 DesPlaines Avenue, Forest Park, Illinois, which property abutts the property which is the subject of this option, commonly known as 7633 W. Jackson Boulevard, Forest Park, Illinois; and

WHEREAS, the Purchaser and Seller are desirous of obtaining and granting respectively, an option as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the parties agree as follows:

1. The Purchaser is hereby granted an option by the Seller for a period of one (1) year from the date of this agreement to purchase the property commonly known as 7633 Jackson Boulevard, Forest Park, Illinois at an option price of $80,000.00.

2. In consideration of payment of $5,000.00 by a promissory note, attached hereto as Exhibit A, payable to Landa Kopernik due and payable one (1) year from the date hereof with interest at ~~[illegible]~~ JB 8% LK per annum, the Seller hereby grants to the Purchaser the sole and exclusive right and option to purchase the above described premises (legal description may be attached hereto as Exhibit B), together with all improvements, easements and appurtenances thereto.

3. In the event that the option granted herein is exercised, the above promissory note will be due and payable upon the

[illegible]

[illegible]

THIS [illegible] AGREEMENT is made and entered into this [illegible] day of [illegible], 19[illegible], by and between [illegible] MORRIS, hereinafter referred to as the "Seller", and [illegible], hereinafter referred to as the "Buyer".

WHEREAS, the Buyer has entered into a contract for purchase of the property commonly known as 801 Deerfield Avenue, Forest Park, Illinois, which [illegible] the property which is the subject of this agreement, commonly known as [illegible] Deerfield, Forest Park, Illinois; and

WHEREAS, the [illegible] and Seller are desirous of obtaining and providing [illegible] as hereinafter set forth.

NOW, THEREFORE, in [illegible] of the mutual covenants and conditions hereinafter [illegible] the parties agree as follows:

1. The Seller [illegible] hereby grants an option by the Seller for a period [illegible] from the date of this agreement to purchase the property [illegible] 801 Deerfield, Forest Park, Illinois as [illegible].

2. [illegible] of [illegible] in addition by a promissory note, attached hereto as Exhibit A, payable to Lenda Kopernik [illegible] from the date hereof with interest at [illegible] by [illegible] to the Purchaser [illegible] and [illegible] to purchase the above described premises [illegible] Exhibit B, together with all [illegible] and appurtenances thereto.

3. [illegible] the option granted herein is exercised, the above promissory note will be due and payable upon the

Purchaser and Seller entering into said contract and shall be applied as earnest money against the contract price.

4. In the event the Purchaser does not elect to exercise the option, then the above note plus interest shall be due and payable on the date set forth in the note as consideration for this option agreement.

5. The option may be exercised at any time on or before 6:00 P.M. on the 15 day of December 1986 by depositing written notice to such effect in the United States Mail on or before 6:00 P.M. on the above date or delivering written notice of the exercise of this option to the owner at _____ 16 [illegible] 75th St. [illegible] IL 60559 on or before 6:00 P.M. on the foregoing date.

6. The giving of such notice shall result in the agreement becoming a binding contract of purchase and sale between the parties and they shall exercise the contract in substantially same form which is attached hereto as Exhibit C.

7. This option and the note incorporated herein, shall bear the date that a real estate closing occurs between the parties on the property commonly known as 547 DesPlaines Avenue, Forest Park, Illinois. In the event the aforesaid closing is not consummated, then this option is null and void.

SELLER:
First Bank of Oak Park, Trust No. 10427
AND NOT PERSONALLY
By: _____
VICE PRESIDENT

Landa Kopernik
Landa Kopernik

BUYER:

This instrument is executed by FIRST BANK OF OAK PARK, not personally, but solely as Trustee as aforesaid. All covenants and conditions to be performed hereunder by FIRST BANK OF OAK PARK are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or enforceable against FIRST BANK OF OAK PARK by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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March, 19 75, known as Trust Number 10427, the follo[illegible]
described real estate in the County of Cook and State of Illinois, to wit:

That part of lots 308 & 309 in E. A. Cummings & Co's. Madison Street Addition in Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois described as follows: Commencing at the Northwest corner of said lot 308, thence Easterly along the Northerly line of lot 308 a distance of 46.4 feet thence Southwesterly along a line parallel to the West line of said lots 308 & 309 a distance of 62.52' to a point on the South line of said lot 309 which point is 47.59' from the Southwest corner of said lot 309, thence West along the South line of lot 309 a distance of 47.59' to the Southwest corner of lot 309, thence Northeast along the Westerly line of said lots 308 and 309 a distance of 73 feet to the place of beginning, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

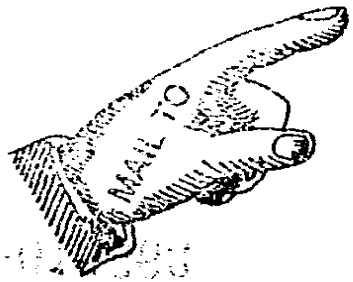
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or any part thereof, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and provisions of this indenture and said trust agreement and is binding upon all beneficiaries under said trust agreement, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the terms of said trust agreement and to the provisions of this trust agreement, and the interest of each such beneficiary shall be deemed to be personal property and to be assigned and transferred as such. The earnings, avails and proceeds of the sale, mortgage, lease or other disposition of said premises, or any part thereof, shall be deemed to be personal property and to be paid or delivered to the beneficiary or beneficiaries hereunder or such other person as shall be entitled thereto under the provisions of this trust agreement, and the interest of each such beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the terms of said trust agreement and to the provisions of this trust agreement, and the interest of each such beneficiary shall be deemed to be personal property and to be assigned and transferred as such.

Commonly known as 7633 Jackson Blvd,, Forest Park, Illinois

Permanent Tax No. 15-13-108-024 K



PREPARED BY AND MAIL TO:

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