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MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made and entered into this 7th day of August, 1988, by and between LASALLE NATIONAL BANK, not individually but solely as Trustee under Trust Agreement dated March 7, 1988 and known as Trust #113071, by Stephen Long and Walter Lind, duly authorized agent for the beneficiaries of said trust, with power of direction thereunder ("Buyer") LAKIN PROPERTY PARTNERSHIP ("Seller").

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W I T N E S S E T H:

WHEREAS, Buyer and Seller have heretofore entered into an Articles of Agreement for Deed (the "Agreement") dated August 4, 1988 for the Sale and Purchase of Property which is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, the Purchase Price and additional terms of said Agreement are fully set forth in the Agreement. This Memorandum is subject to all the terms, covenants and conditions set forth in said Agreement, by which reference is hereby adopted and made a part hereof to the same full extent as if all of said terms, covenants and conditions thereof were stated in full herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

~~SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF~~

SELLER: Lakin Property Partnership

by: [Signature]
General Partner

A. LAKIN & SONS, INC.

by: [Signature]
- President

BUYER: LaSalle National Bank, as trustee aforesaid

by: _____
Not individually but solely as agent for the beneficiaries of said Trust with power of direction thereunder.

LA SALLE NATIONAL BANK as Trustee under

Trust No. 113071 and not personally

By [Signature]

VICE PRESIDENT

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Property of Cook County Clerk's Office

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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS.
 COUNTY OF LAKE)

I, _____, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY that Stephen Long and Walter Lind, duly authorized agent for the beneficiaries of LaSalle National Bank as Trustee Under Trust Agreement dated March 7, 1988 and known as Trust #113071, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such agents, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes herein set forth.

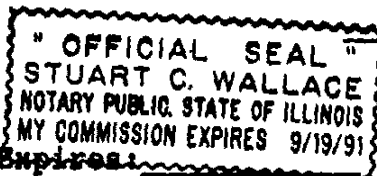
GIVEN under my hand and notarial seal, this ___ day of August, 1988.

 Notary Public

Commission Expires: _____

I, STUART C. WALLACE, a Notary Public in and for ^{Cook County} and residing in said County and State, DO HEREBY CERTIFY that LEWIS LAKIN of A. LAKIN & SONS, INC., General Partner of the Lakin Property Partnership, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such General Partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal, this 31st day of August, 1988.



Stuart C. Wallace
 Notary Public

Commission Expires: _____

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

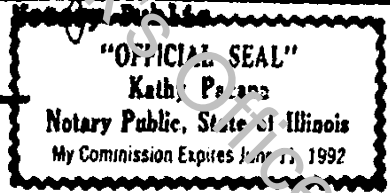
I, Kathy Pacana a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT JOSEPH W. LANG Assistant Vice President of LA SALLE NATIONAL BANK, and Rosemary Collins Assistant Secretary of said Bank personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he, as custodian of the Corporate Seal of said Bank, did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of September A.D. 1988.

Kathy Pacana

My Commission Expires: 6-11-92

Form XN135



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EXHIBIT A

LOTS 11 AND 12 IN BLOCK 4 IN W. F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEPPHARD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32, AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND COMMONLY KNOWN AS: 1415-1417 Dickens, Chicago, Illinois.

Permanent Real Estate Number Lot 11: PIN #14-32-130-011
Permanent Real Estate Number Lot 12: PIN #14-32-130-010

Property of Cook County Clerk's Office

BOX 333 - GG

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Mail to

Marder, Becker & Daizer

606 Central Ave

Highland Park, IL

60035-3226

ATTN: Martin Becker

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This contract is executed by La Salle National Bank, not personally but as trustee as aforesaid, as Purchaser in the exercise of the power and authority conferred upon and vested in it as such trustee, and under the express direction of the beneficiary or beneficiaries under a certain Trust Agreement dated 3/7/88, and known as Trust No. 113071 with La Salle National Bank. It is expressly understood and agreed that nothing herein contained shall be construed as creating any liability whatsoever, express or implied, against said trustee personally, and in particular, without limiting the generality of the foregoing, said trustee shall have no personal liability to pay any indebtedness accruing under said contract, or to perform any covenant or agreement, either express or implied, therein contained and that all personal liability of said La Salle National Bank of any sort is hereby expressly waived by said Seller, and by every person now or hereafter claiming any right or security hereunder, and that so far as said La Salle National Bank is concerned, the owner of any indebtedness or liability accruing hereunder shall look solely to the funds paid under said contract, or the aggregate thereof, for the satisfaction of any such indebtedness or liability, and to the seller's right to forfeit this contract and re-enter into possession of the real estate after default. Further that no duty shall rest upon La Salle National Bank, either personally or as such trustee, to sequester trust assets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, whether asserted except where said trustee is acting pursuant to direction as provided by the terms of said trusts, and after the trustee has first been supplied with funds required for the purpose. In event of conflict between the terms of this rider and of the agreement to which it is attached, or any questions of apparent liability or obligation resting upon said trustee, the provisions of this rider shall be controlling.

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