

Know all Men by these Presents, THAT

Dennis Byrnes

residing in 871 N. La Salle

County of Cook State of Illinois for and in consideration of the sum of Ten Dollars

Dollars (\$ 10.00 )\* in lawful money of the United States of America paid to Dennis BYRNES by CHARLES RAEBER

at the date hereof, receipt of which is hereby acknowledged, and such other good and valuable considerations, including - NONE -

released and forever discharged and, by these Presents, do him for his heirs, executors and administrators, remise, release and forever discharge the said OPTION TO PURCHASE DATED JUNE, 1988 ON THE PROPERTY LOCATED AT 5400 N. CLARK & 1500-1506 W. BALMORAL. SEE ATTACHED LEGAL DESCRIPTION

which he now has against or ever had, or which his heirs, executors or administrators, hereafter can, shall or may have, for, upon, or by reason of any matter, cause, or thing, whatsoever, on or at any time prior to the date of these Presents.

Further state that I have read and understand that this is a General Release and that I intend to be legally bound by the same.

WITNESS signature(s) and seal(s) this day of 19

WITNESSES: (SEAL) (SEAL) (SEAL) (SEAL)

\*State the amount of consideration or describe any other legally sufficient consideration on which the release is based.

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RELEASE  
GENERAL

Day of the

AD 19

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DEPT-01 RECORDING \$15.25  
132222 TRAN 4730 02/14/89 12:33:00  
#9694 # 1-89-06 08 14 28  
CDK COUNTY RECORDER

ST183038

My Commission expires on  
January 1990

Notary Public

personally known to me to be the same person whose name has subscribed to the foregoing release  
appeared before me, John J. Brown on the 10th day of January, 1989, and expressly acknowledged  
to me the execution of said foregoing release as free and voluntary act, receipt of  
consideration as recited therein, and that he understood the foregoing release to be a  
(General Release and intended to be legally bound by the same.

This is to certify that  
Dennis C. Byrnes  
STATE OF Illinois COUNTY OF Cook  
ss. John J. Brown

Property of Cook County Clerk's Office

*Handwritten signature*

**UNOFFICIAL COPY**

P 107.035.0000

OPTION TO PURCHASE

OPTION TO PURCHASE dated June , 1988, (hereinafter called "This Option"), granted by CHARLES RAEBER (hereinafter called "Seller") to DENNIS BYRNES (hereinafter called "Purchaser");

**WITNESSETH:**

I. For and in consideration of the sum of \$10.00 paid by Purchaser to Seller, the receipt of which is acknowledged by Seller, and upon and subject to the terms, conditions and provisions hereinafter set forth, Seller hereby grants to Purchaser an Option to Purchase the following property (hereinafter referred to as the "Premises"):

**SEE ATTACHED LEGAL DESCRIPTION**

Commonly Known As: 1500-1506 W. Balmoral,  
Chicago, IL

II. This Option is not transferable or assignable by Purchaser, except to the heirs of Purchaser in the event of his death.

III. This option shall continue in full force and effect and shall be exercisable by Purchaser only during the period of time commencing June , 1988 and ending March 15, 1991.

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IV. This Option may be exercised by Purchaser giving notice to CHARLES RAEER at 4170 N. Marine Drive, Apartment 4A, Chicago, Illinois, or such other place as Seller may in writing appoint, by written notice, certified mail, return receipt requested, or personally.

V. If this option shall be exercised, this option shall become a binding agreement between Seller and Purchaser upon and subject to the terms, conditions and provisions contained in the attached Real Estate Sales Contract.

VI. PURCHASE PRICE. The purchase price for the premises shall be \$200,000.00.

If Purchaser shall elect to exercise this Option, Purchaser shall deposit with Seller's attorney, or such other person as Seller may in writing select, a sum equal to ten percent (10%) of the purchase price as earnest money. Upon exercise of this option, the parties agree to execute the Real Estate Sales Contract attached hereto as Exhibit "B".

VII. Between the date hereof and until the date of Closing of the sale contemplated by this Option, or March 15, 1991, whichever shall occur first, Seller agrees not to enter into any new leases without the express written permission of Purchaser.

VIII. This Option to Purchase may be recorded or registered in any public office.

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IN WITNESS WHEREOF, CHARLES RAEBER has set his hand and seal hereto as Seller, and DENNIS BYRNES, has hereunto set his hand and seal as Purchaser, all as of the day and date first above written.

SELLER:

\_\_\_\_\_  
CHARLES RAEBER

PURCHASER:

  
\_\_\_\_\_  
DENNIS BYRNES

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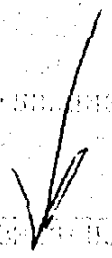
*I Dennis Byrnes to Secretary  
release 1/13/89*

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has been filed in the name of the State of Illinois, and the same is being returned to the sender, as the same is not a valid instrument under the laws of this State.

Return to:



Denise D. Brady  
110 E. Delaware #1503  
Chicago, Illinois  
60611

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RECORDED