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**MEMORANDUM OF AGREEMENT**

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THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made this 30<sup>th</sup> day of September, 1992, by and between **AMERICAN HARDWARE MANUFACTURERS ASSOCIATION**, a Delaware not-for-profit corporation ("Seller") and **CAPTIVE RESOURCES, INC.**, a Delaware corporation ("Purchaser").

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**WITNESSETH**

Seller hereby agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the real estate described on Exhibit A attached hereto and made a part hereof, together with the building and all improvements and fixtures thereon and appurtenances thereto, for the consideration and pursuant to all terms, conditions and provisions particularly set forth in that certain Articles of Agreement for Deed dated August 28, 1992 (the "Agreement"), entered into between Seller and Purchaser.

The Agreement provides, *inter alia*, for 37 consecutive monthly payments from Purchaser to Seller with a deed to be delivered upon making of the final payment, subject, however, to all terms, conditions and provisions of the Agreement.

This Memorandum is executed solely for the purpose of providing notice of the existence of the Agreement. In the event of any inconsistency between the provisions hereof and the provisions of the Agreement, the provisions of the Agreement shall govern and control.

IN WITNESS WHEREOF, the undersigned have hereunto caused this Memorandum to be duly executed on the day and year first above written.

**SELLER:**

AMERICAN HARDWARE MANUFACTURERS ASSOCIATION, a Delaware not-for-profit corporation

By: William P. Jewell  
Its: President

**PURCHASER:**

CAPTIVE RESOURCES, INC., a Delaware corporation

By: Karl von Humboldt  
Its: Pres.

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**Prepared by:**

Christopher D. Murtaugh  
Winston & Strawn  
35 West Wacker Drive  
Chicago, Illinois 60602

**After recording, return to:**

Karen R. Elkin  
Winston & Strawn  
35 West Wacker Drive  
Chicago, Illinois 60602

DCV 233

78-796 Fuller

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7/20/2011 10:00

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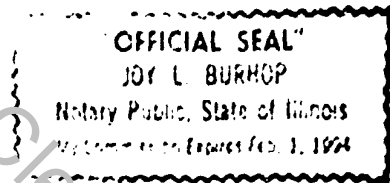
STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF C O O K )

I, Joy L. Burhop, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William P. Farrell, personally known to me to be the President of AMERICAN HARDWARE MANUFACTURERS ASSOCIATION, a Delaware not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed and delivered said instrument as President of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of September, 1992.

Joy L. Burhop  
Notary Public

My Commission Expires: 2/1/94



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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAZZ VAN HOUSBEEK, personally known to me to be the President of Captive Resources, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed and delivered said instrument as his of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of September, 1992.

[Signature]  
Notary Public

My Commission Expires: 10-11-93

Notary of Cook County Clerk's Office  
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## EXHIBIT A

### PARCEL 1:

UNIT NOS. 14A AND 14B IN WOODFIELD LAKE OFFICE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25442271, AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NOS. 35600 AND 36713 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NO 101043 DATED MARCH 23, 1981 AND RECORDED MARCH 24, 1981 AS DOCUMENT 25815749, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET MEASURED PERPENDICULARLY SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLD ROAD AS DESCRIBED PER COURT CASE NO. 68213469 WITH THE WEST LINE OF SAID NORTHEAST 1/4; THENCE DUE SOUTH ALONG SAID WEST LINE OF THE NORTHEAST 1/4 A DISTANCE OF 530.00 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST A DISTANCE OF 50.05 FEET TO A POINT ON THE EAST LINE OF PLUM GROVE ROAD AS DEDICATED BY DOCUMENT 22935012, RECORDED DECEMBER 12, 1974; THENCE DUE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD A DISTANCE OF 402.1 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST A DISTANCE OF 43.00 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS EAST 165.22 FEET; THENCE DUE EAST 176.47 FEET; THENCE NORTH 82 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.08 FEET; THENCE NORTH 84 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 502.34 FEET; THENCE DUE EAST A DISTANCE OF 268.79 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.75 FEET; THENCE SOUTH 70 DEGREES 17 MINUTES 16 SECONDS EAST A DISTANCE OF 63.29 FEET; THENCE SOUTH 23 DEGREES 27 MINUTES 15 SECONDS A DISTANCE OF 63.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 45.33 FEET; THENCE DUE WEST A DISTANCE OF 81.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 81.52 FEET; THENCE DUE WEST A DISTANCE OF 247.70 FEET; THENCE SOUTH 84 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 106.61 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 96.79 FEET; THENCE DUE SOUTH A DISTANCE OF 189.26 FEET TO A POINT ON A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 06 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 25.06 FEET; THENCE DUE NORTH A DISTANCE OF 180.63 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 107.39 FEET; THENCE SOUTH 84 DEGREES 57 MINUTES 52 SECONDS WEST 361.23 FEET; THENCE SOUTH 82 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 25.27 FEET; THENCE DUE WEST A DISTANCE OF 385.94 FEET TO A POINT ON SAID EAST LINE OF PLUM GROVE ROAD; THENCE DUE NORTH ALONG SAID EAST LINE OF PLUM GROVE ROAD A DISTANCE OF 41.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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