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LIS PENDENS NOTICE

I, the undersigned,
do hereby certify that a
claim exists under
contract for the lease
and purchase of that
certain real property
legally described as
follows:

95405235

DEPT-01 RECORDING 029.50
166666 TRAM 5428 06/23/95 13:09:00
18964 J.J. *-95-405235
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

PARCEL 1:

LOTS 1, 2 AND 3 IN BLOCK 1 IN GEORGE F. NIXON AND COMPANY'S HOWARD LINCOLN AND CICERO SUBDIVISION IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF HOWARD STREET AS WIDENED) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 4 IN BLOCK 1 IN GEORGE F. NIXON AND COMPANY'S HOWARD LINCOLN AND CICERO SUBDIVISION IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number(s): 10-28-403-041 (Parcel 1)
10-28-403-025 (Parcel 2)

Common Addresses: 7574-76 North Lincoln Avenue,
Skokie, Illinois (Parcel 1)

and

7566 North Lincoln Avenue,
Skokie, Illinois (Parcel 2)

95405235

28150
2-17-95

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9540255

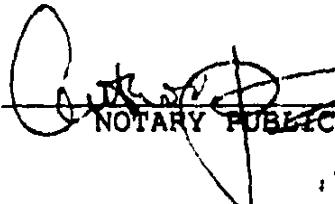
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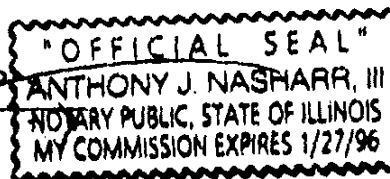
1. The name of the Lessee/Purchaser under the contract is/are: GERALD HARTMAN.
2. The name of the title holder(s) of record is/are: PHYLLIS T. HORTON.
3. The legal description(s) is/are set forth above.
4. The common address(es) is/are set forth above.
5. The Circuit Court of Cook County is the forum and venue in which action may be brought to enforce the rights and obligations under the contract.
6. The material terms of the contract are expressed in writings attached hereto and made a part hereof as Exhibit A and Exhibit B.

Witness my hand and seal.


Gerald Hartman

Subscribed and Sworn to
before me this 23rd
day of June, 1995.


NOTARY PUBLIC



Prepared by and upon
recording return to:

Anthony J. Nasharr
Gregorio & Nasharr
2 N. LaSalle Street
Suite 1610
Chicago, Illinois 60602

c:\...\corp\ispende.har

95-113233

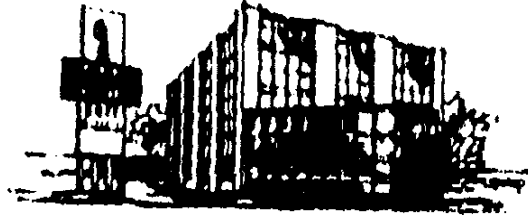
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LINCOLNWOOD FINANCIAL CENTRE

8677 N. LINCOLN AVE. • LINCOLNWOOD, IL 60045-3634 • (708) 675-8677

FAX#708 675 8883

Page 2.

May 16, 1995

3. Regarding my option to purchase during my firm lease terms, but not for more than 3 years, that is acceptable to her at \$325,000, but if and when I exercise that option, it must be all cash, as she does not wish to hold any mortgages, and that is acceptable.
4. The \$75,000 cash purchase price for the 7566 property is acceptable to her for a closing shortly after her return, without any additional car spaces. I forgot to discuss my need to continue the non compete concept of \$150,000 off of the \$100,000 in total price and we can make allocations when she returns.
5. She agreed that I may retain the keys and I will complete the E.P.A. reports as soon as possible, which is the only remaining contingency.

Yours truly,

Gerald Hartman
 Gerald Hartman

GH:ds

Proprietor Cook County Clerk's Office

2025-11-20

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SCHUYLER, ROCHE & ZWIRNER
A PROFESSIONAL CORPORATION
NRO PLAZA
SUITE 1190
1603 ORRINGTON AVENUE
EVANSTON, ILLINOIS 60201

DOUGLAS A HANSON

TELEPHONE 708/481-8760
FACSIMILE 708/481-0938

ONE PRUDENTIAL PLAZA
SUITE 3000
130 EAST RANDOLPH STREET
CHICAGO, ILLINOIS 60601
TELEPHONE 312/666-8400
FACSIMILE 312/666-8300
FACSIMILE 312/666-8498

May 17, 1995

BY FACSIMILE (708/675-9883)

Mr. Gerald Hartman
6677 N. Lincoln Ave.
Lincolnwood, IL 60645

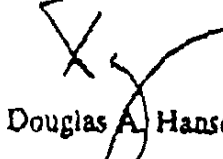
Re: 7574-76 and 7566 N. Lincoln Ave., Skokie, IL

Dear Jerry:

This letter confirms that your May 16th letter outlining the agreement with Mrs. Horton is acceptable. Pursuant to our discussion, the purchase option will terminate in the event that one of the lease options is not exercised.

Please call me as soon as possible to discuss this point.

Very truly yours,



Douglas A. Hanson

DAH/rub

cc: Mrs. Phyllis T. Horton
Mr. Herbert Pozen
Richard S. Weinberg, Esq.

Offered partial approval & confirmed 5/18/95. Mrs. Horton return at the end of May 1995, 4 days later as per on vacation in June 1995 & return 6/12/95. Agreed we would close when she returned & I would complete the EPA report. Lease to be under draft 6/12/95.

EXHIBIT
B

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