LIB PENDENS NOTICE

I, the undermigned, do hereby certify that a claim exists under contract for the lease and purchase of that certain recomposity legally described as

95405235

0EPT-01 RECORDING 429.50 . T46666 TRAN 5428 06/23/95 13:09:00 . 48964 # J.J. × - 955 - 405235

COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

PARCEL 1:

follows:

LOTS 1, 2 AND 3 IN ELOCK 1 IN GEORGE F. NIXON AND COMPANY'S HOWARD LINCOLN AND CICERO SUBDIVISION IN THE SOUTH EAST & 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 SOUT! EAST 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) 95405233

26%

Property of Cook County Clerk's Office

9540325

- 1. The name of the Leases/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 ection 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 23 day of 1995.

~~

"OFFICIAL SEAL"
ANTHONY J. NASHARR, III
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/27/96

Prepared by and upon recording return to:

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

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LINCOLNWOOD FINANCIAL CENTRE

8677 N. LINGOLN AVF + LINGOLNWOOD, IL 80845-3634 + (706) 878-6677 FAX#708-675-8883

May 16, 1995

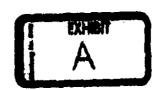
Mr. Poug Hanson Schuffer, Roche & Zwirner, P.C. Suite 1190 1603 Orrington Avenue Evanston, 1111nois 60201

RE: Horton Lincoln Avenue Proporties

Dear Doug.

I talked with Mrr. Horton on Saturday afternoon before she left and I believe that we have the understandings of a deal that we can close what she returns, based on the following compromises:

- 1. The lease as described is acceptable provided that I pay all of the real estate taxes and all of the insurance, as well as all maintenance and utilities as previously offered, applicable to the firm lease term periods. I will prepay the rent and taxes annually and provide insurance for us applicable to lease term.
- 2. Regarding my right to sublease, she only wants to doul with me as the tenant and not with anyone also that I sublease to, but she stated that subleasing is acceptable, and to express her understanding of the situation, she hopes that I sublease for more than the rent that I will be paying her, knowing that it would be my profit if I sublease for more than my \$2,000 per month not rent to her. She stated that the one year firm and four more one year options to lease was acceptable.



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LINCOLNWOOD FINANCIAL CENTRE

8677 N. LINCOLN AVE. + LINCOLNWOOD, IL 80845-3634 + (708) 875-8677 FAX#7U8 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 mer 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 may additional car spaces. I forgot to discuss my need to continue the non compete concept of \$150,000 off of the \$400,000 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,

rand Hartman

GH: ds

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MAY 17 '05 16:09 FROM SCHUYLER/ROCHE/ZWIRNR TO 6758883

PAGE, 002/002

SCHIYLER, ROCHE & ZWIRNER
A PROFESSIONAL CORPORATION
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SUITE 1190
1603 ORRINGTON AVENUE
EVANSION, IL LINOIS 6020)

POUGLAS A HANSON

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FACBINILE BIK/868-8486

May 17, 1995

BY FACSIMILE (708/675-8893)

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/nh

cc: Mrs. Phyllis T. Horton Mr. Herbert Pozen Richard S. Weinberg, Esq. SK/95. Has Huber selum as

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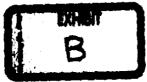
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