

# UNOFFICIAL COPY

ASSIGNMENT OF  
SALE CONTRACT

96316342

4-13

DEPT-01 RECORDING \$25.00  
T#0012 TRAM 0332 04/26/96 10:34:00  
#4915 CG \*-96-316342  
COOK COUNTY RECORDER

Reserved for Recorder's Office

THIS ASSIGNMENT is made and entered into this 8<sup>th</sup> day of April, 1996, by and between HSM CONSTRUCTION SERVICES, INC. F/K/A HSM DEVELOPMENT CORP., a Missouri corporation (hereinafter referred to as "HSM" or "Assignor") and NORTHBROOK REAL ESTATE, L.L.C., an Illinois limited liability company (hereinafter referred to as "Assignee").

WHEREAS, Harry Heller as trustee of the Harry Heller Revocable Trust Dated December 7, 1991, and Gladys P. Heller as Trustee of the Gladys P. Heller Revocable Trust dated December 7, 1991, each as to an undivided 50% interest, as Seller, and HSM, as Buyer, entered into a Sale Contract recorded March 24, 1994 with the Cook County, Illinois Recorder of Deeds as Document No. 94268895 (the "Sale Contract") with respect to certain property generally known and numbered as:

4065 Lake Cook Road, Northbrook, Cook County, Illinois

and more specifically described as:

Parcel 1: The East 313 feet of the West 473 feet of the Northeast 1/4 of the East 1/2 of Government Lot 2 in the Northwest 1/4 of Section 6, Township 42 North, Range 12 East of the Third Principal Meridian (excepting from said tract the South 17 feet of the North 50 feet of said East 313 feet of the West 473 feet of the Northeast 1/4 of the East 1/2 of Lot 2 aforesaid conveyed to the County of Cook by Deed recorded January 7, 1974 as Document No. 22587485), in Cook County, Illinois.

P.I.N.: 04-06-101-007

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) paid by Assignee to Assignor, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Assignor hereby grants, bargains and sells, conveys and assigns to Assignee all of its right, title and interest in and to the Sale Contract.
2. Assignee does hereby accept and assume all of the rights, benefits, obligations and covenants of Assignor under the Sale Contract and agrees to indemnify, defend and hold Assignor harmless from any action, claim, demand, cost or liability resulting from any breach of the Sale Contract by Assignee.
3. Assignor warrants to Assignee that Assignor is the Buyer under the Sale Contract, that the Sale Contract, as amended, is in full force and effect, that no default exists, that no fact, circumstance or condition exists, to the knowledge of Assignor, that with the passage of time or notice, or both, would constitute a default under the Sale Contract, and that Assignor has full right, power and authority to assign its interest under the Sale Contract pursuant to this Assignment. Assignor further warrants to Assignee that Assignor's interest under the Sale Contract is free and clear of all liens and encumbrances and that Assignee acquires Assignor's rights as Buyer under the Sale Contract, subject only to the obligation of Assignee to perform the obligations of Buyer under the Sale Contract.

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IN WITNESS WHEREOF, the undersigned have executed this Assignment the day and year first above written.

ASSIGNOR:

HSM CONSTRUCTION SERVICES, INC.  
F/K/A/ HSM DEVELOPMENT CORP.,  
a Missouri corporation

(Affix Corporate Seal Here)

By: [Signature]  
LARRY D. VANDER MATEN, President

Attest:

[Signature]  
Thomas L. Miller, Assistant Secretary

ASSIGNEE:

NORTHBROOK REAL ESTATE, L.L.C.,  
an Illinois limited liability company

By: [Signature]  
LARRY D. VANDER MATEN, Manager

96316342

STATE OF ILLINOIS

COUNTY OF COOK

SS

On this 8th day of April, 1996, before me appeared Larry D. Vander Maten to me personally known, who, being by me duly sworn, did say that he is the President of HSM CONSTRUCTION SERVICES, INC. F/K/A/ HSM DEVELOPMENT CORP., and that said ASSIGNMENT OF SALE CONTRACT was signed in behalf of said company and said President acknowledged said instrument to be the free act and deed of said company.

Court IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

NOTARY PUBLIC  
Notary Public, State of Illinois  
My Commission Expires 4/2/97

[Signature]  
Notary Public

My commission expires: 4/2/97

STATE OF ILLINOIS

COUNTY OF COOK

SS

On this 8th day of April, 1996, before me appeared Thomas L. Miller to me personally known, who, being by me duly sworn, did say that he is the Assistant Secretary of HSM CONSTRUCTION SERVICES, INC. F/K/A/ HSM DEVELOPMENT CORP., and that said ASSIGNMENT OF SALE CONTRACT was signed in behalf of said company and said Secretary acknowledged said instrument to be the free act and deed of said company.

Court IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

"OFFICIAL SEAL"  
K. MILLER  
Notary Public, State of Illinois  
My Commission Expires 4/2/97

[Signature]  
Notary Public

My commission expires: 4/2/97

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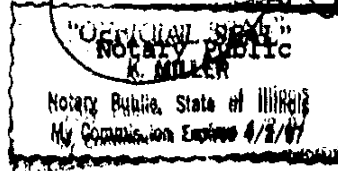
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

On this 5th day of April, 1996, before me appeared Larry D. Vander Maten to me personally known, who, being by me duly sworn, did say that he is the Manager of NORTHBROOK REAL ESTATE, L.L.C., an Illinois limited liability company, and that said ASSIGNMENT OF SALE CONTRACT was signed in behalf of said company and said Manager acknowledges said instrument to be the free act and deed of said company.

Cook IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

My commission expires: 4-28-97



**THIS DOCUMENT PREPARED BY:**

Susan Z. Gamble  
Summers, Compton, Wells & Hamburg, P.C.  
8909 Ladue Road  
St. Louis, Missouri 63124

**RETURN TO PREPARER**

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**BOX 333-CTI**

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