

**INSTRUMENT PREPARED  
BY AND MAIL TO:**

**LILLIG & THORSNESS, LTD.  
1900 SPRING ROAD, # 200  
OAK BROOK, IL 60521  
(630) 571-1900**



The above space for recorder's use only

**MEMORANDUM AND  
NOTICE OF RESIDENTIAL REAL ESTATE  
SALES CONTRACT AND SECURITY INTEREST**

The undersigned, **WILLIAM L. BIANUCCI** and **TERESA B. KIC** ("Bianucci/Kic"), husband and wife, certify that they are the contract purchasers of **VENTREL INDUSTRIES, LTD.** ("Ventrel"), 2023 Ridge Road, Homewood, Illinois, 60430, purported beneficiary of **SOUTH HOLLAND TRUST AND SAVINGS BANK**, trustee under a trust agreement dated December 12, 1996, and known as Trust #11390, for the following described residential real estate:

**Lot 51 in Arbor Pointe Subdivision, a subdivision of the North 1/2 of the Northwest 1/4 (except the East 10 acres thereof) of Section 18, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**Commonly known as: 11740 Shaker Court, Orland Park, Illinois 60462.**

**PIN # 27-18-105-003-0000.**

**(the "Land").**

The date of the Real Estate Sales Contract for the purchase of the land is April 9, 1996, (the "Land Contract") and May 13, 1996, for the construction and delivery of a single family detached residence (the "Construction Contract") by Ventrel pursuant to the plans and specifications contained in said Construction Contract. The total sales price for the land and finished single family detached residence between Bianucci/Kic and Ventrel is \$458,900.00, plus extras and credits.

Bianucci/Kic have paid a total of \$163,094.24 to Ventrel since May 13, 1996, for earnest money, land acquisition expense and construction costs. Under the Construction Contract, Ventrel agreed to furnish Bianucci/Kic an interest in the land trust or a collateral assignment of the beneficial interest in the land trust which holds title to the Land showing Bianucci/Kic's security interest in the Land for the sums of money advanced and to be advanced in connection with the Land

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Contract and Construction Contract.

The Construction Contract further provides for a liquidated damages provision in favor of Bianucci/Kic in the event that the single family residence to be constructed by Ventrel was not completed for occupancy within 210 days after the date of execution of the Contract, ie. December 10, 1996.

The undersigned have execute this Memorandum and Notice of Residential Real Estate Sales Contract and Security Interest this 24th day of September, 1997.

William L. Bianucci  
William L. Bianucci

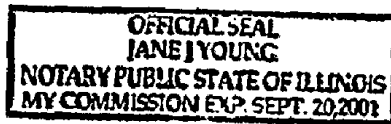
Teresa B. Kic  
Teresa B. Kic

State of Illinois )  
                                  ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that WILLIAM L. BIANUCCI and TERESA B. KIC, husband and wife, personally appeared before me and are known or proved to me to be the persons who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be their free and voluntary act and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 24th day of September, 1997.

Jane J. Young  
Notary Public



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