

# UNOFFICIAL COPY

97285613

97 APR 25 PM 12:15

## LEGAL DESCRIPTION

The North 769 feet of the West 1/2 of the Northwest 1/4 of Section 27, Township 42 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois

Permanent Real Estates Index numbers: 01-27-100-005

01-27-100-009

RECORDING 31.00  
MAIL 0.50  
PENALTY 28.00  
# 97285613

COOK COUNTY  
RECORDER  
JESSE WHITE  
ROLLING MEADOWS

Address of Property: Southeast Corner of  
Bartlett and Penny Roads  
South Barrington, Illinois 60010



Prepared by: Law Office of Charles J. DeGrange  
2300 N. Barrington Road, Suite 400  
Hoffman Estates, Illinois 60195  
(847) 426-8665

97285613

21.50  
30-00P  
KB

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



## ERA® COUNTRYWOOD REALTY, INC.

Page 1 of 5

This is to acknowledge that CPA Corporation, ("Purchaser") of ~~Hoffman Estates, Illinois~~, phone number being 426-8875, whose lawful signature appears below, has tendered the amount of \$ 10,000.00, ("Initial Investment") and in consideration for payment of this sum, is entitled to selection number 4 in the proposed subdivision Chadwyck Chase in Cook County, South Barrington, Illinois, 60010 (hereafter called The Project) under the following terms and conditions:

1. There will be a total of 12 participant's choosing lots from The Project. The developer will offer 12 of the 14 expected lots for sale under the presale program (The Program).
2. On or about February 1, 1996, or as soon as a completed preliminary plat sketch plan is available, Purchaser shall be eligible to choose a homesite of his / her choice after the preceding homesite selections have been made.
3. The selection will be made in the order of priority identified above; i.e. the first person to have enrolled in The Program shall have first choice, etc.
4. If the Purchaser wishes to waive his choice, he may do so and then choose after all other participants eligible to choose before him have done so. If Purchaser doesn't make his choice within the time period set by ERA Countrywood Realty, Inc. he shall be deemed to waive his choice, and such notice shall be given to Purchaser in writing, receipt acknowledged by purchaser.
5. At the time a homesite is selected, the developer and Purchaser shall enter into a valid real estate contract for purchase of that homesite and Purchaser shall tender 20% of the purchase price to ERA Countrywood Realty pursuant to the terms of the contract.\*\* Purchaser, at his discretion, may have the Initial Investment returned\* or credited against the 20% of the purchase price. These funds shall be placed in an escrow account until closing of the homesite. Purchaser shall close on the homesite and tender the remaining 80% when the homesite is otherwise available for delivery to the Purchaser. It is estimated that this should occur in the mid to latter part of 1996.

\*\* which will be signed by both Purchaser and Seller.

\*\*\* (\$10,000.00)

39 S. BARRINGTON RD. · SOUTH BARRINGTON, IL 60010 · 708-381-8070 OR 382-SOLD



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Page 2 of 5

6. At any time prior to the signing of the real estate contract, Purchaser may withdraw from The Program and receive a full refund of his Initial Investment by giving written notice to ERA Countrywood Realty, Inc. of Purchaser's election to withdraw. In this event all monies paid by Purchaser will be promptly returned to Purchaser
7. All funds tendered as Initial Investment shall be held by ERA Countrywood Realty, Inc. as escrow agent in an interest bearing account in favor of the Purchaser at Harris Bank of Barrington, located at Huntington and Algonquin Roads in Hoffman Estates, Illinois. All Initial Investment funds requested to be returned from escrow will be promptly returned with interest earned.

\*\*\*\* escrow

ERA COUNTRYWOOD REALTY, INC.

By: *[Signature]*  
Broker

CPA CORPORATION

by: *[Signature]*  
Purchaser

Address

2300 W. Barrington Rd  
Hoffman Estates, Ill.  
City, State, Zip

408-426-8665  
Home Phone

408-426-8815  
Business Phone

97285613

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/10/2011

# UNOFFICIAL COPY

Page 3 of 5

## PROPOSED PRICING FOR CHADWYCK CHASE SUBDIVISION SOUTH BARRINGTON, IL 60010

Lot Number	Price	Lot Number	Price
1	\$219,000	9	RESERVED
2	\$229,000	10	RESERVED
3	\$239,000	11	\$185,000
4	\$215,000	12	\$185,000
5	\$215,000	13	\$185,000
6	\$215,000	14	\$190,000
7	\$215,000		
8	\$205,000		

PRICES SUBJECT TO REVIEW. LOT DIMENSIONS, SIZES, AREA AND CONFIGURATION ARE SUBJECT TO CHANGE THROUGH PRELIMINARY & FINAL PLAT APPROVAL BY THE VILLAGE OF SOUTH BARRINGTON.

97285613

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011-01-01



# UNOFFICIAL COPY

Page 4 of 5

## ESCROW AGREEMENT

The undersigned hereby acknowledges receipt of the sum of \$ 10,000 from CPA Corporation and hereby agrees to hold and distribute said funds in accordance with the foregoing Agreement.

ERA Countrywood Realty, Inc.

By 

39 S. Barrington Road  
South Barrington, IL 60010

97285613

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Page 5 of 5

## BROKER REGISTRATION

ERA Countrywood Realty, Inc. hereby acknowledges that CPA Corporation, whose signature appears below, is registered as a client of WILLIAM J. LAMORE ("Agent") a licensed real estate agent in the State of Illinois.

Agent is a broker / sales associate with ERA COUNTRYWOOD REALTY

This agreement is dated this 31ST day of JAN, 1995

CPA Corporation  
By C. J. [Signature]  
Client Residents

ERA Countrywood Realty, Inc.

By [Signature]  
Broker

[Signature]  
Agent

Client's Address

2308 N. BARRINGTON RD.  
Hoffman Estates Suite 400  
Illinois 60195

Agent's Address

39 S. BARRINGTON RD  
SOUTH BARRINGTON, IL  
60010

97285613

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/25/11