

MEMORANDUM OF AGREEMENT FOR WARRANTY DEED

THIS MEMORANDUM OF AGREEMENT FOR WARRANTY DEED made and entered into this 1st day of May, 1998, between SAMUEL V. ROWELL and DONNA L. ROWELL, his wife, (hereinafter referred to as "Sellers"), and J. M. POLCURR, INC., (hereinafter referred to as "Buyer").

WITNESSETH:

1. That the parties have heretofore entered into a certain Articles of Agreement for Deed, dated May 1, 1998, wherein and whereby said Buyer agreed to buy, and said Sellers agreed to sell the following described real estate, situated in the County of Cook and State of Illinois, to-wit:

Lot 194 (except the East 10 Feet thereof) in Elm Terrace, being a Subdivision of the East 1/4 of the South East 1/4 (except the West 30 Rods thereof) of Section 28, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

More commonly known as: 907 East 31st St., LaGrange Park, Illinois

P.I.N. 15-28-421-032-0000

2. That said Articles of Agreement specifies the purchase price to be paid for said real estate, the time and manner of its conveyance, the handling of title matters, taxes, insurance and possession and other matters.

3. That said Articles of Agreement further contains a provision relating to mechanic's liens, giving notice to all interested parties that the Buyers shall never have the right to subject the premises to mechanic's or materialmen's liens, which said paragraph reads in relevant part as follows: "Each and every contract for repairs or improvements on the premises aforesaid, or any part thereof, shall contain an express, full, and complete waiver and release of any and all lien or claim of lien against the subject premises, and no contract or agreement, oral or written, shall be executed by the Buyer for repairs or improvements upon the premises, except if the same shall contain such express waiver or release of lien upon the part of the party contracting, and a copy of each and every such contract shall be promptly delivered to Seller."

Rowell

773707968

98788796

UNOFFICIAL COPY

08789796

4. This Memorandum is prepared and recorded for purposes of notice of the rights of each of the parties under said Articles of Agreement for Deed.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement for Warranty Deed, the day and year first above written.

BUYER:

J. M. POLCURR, INC.

By: *John Polcurr*

Its President

SELLERS:

Samuel V. Rowell
Samuel V. Rowell

Donna L. Rowell
Donna L. Rowell

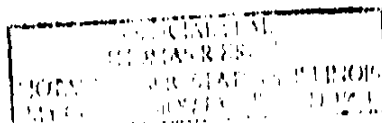
ATTEST:

[Signature]
Its Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, so hereby certifies that SAMUEL V. ROWELL and DONNA L. ROWELL, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this date in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 8th day of May, 1998.



[Signature]
Notary Public

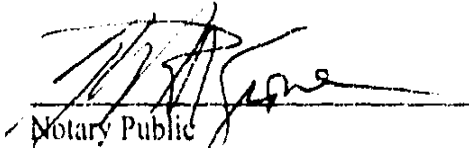
UNOFFICIAL COPY

98788796

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

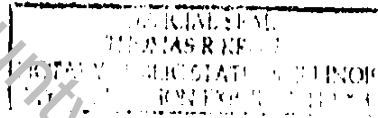
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GREGORY JAROSZEWICZA and JOHN MARQUEZ of J. M. POLCURR, INC., who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and that said Secretary then and there acknowledged that he, as custodian of the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of May, 1998.


Notary Public

This instrument prepared by:

Thomas R. Krone, Esq.
P. O. Box 249
Downers Grove, IL 60515



Mail to:

Thomas R. Krone, Esq.
P. O. Box 249
Downers Grove, IL 60515