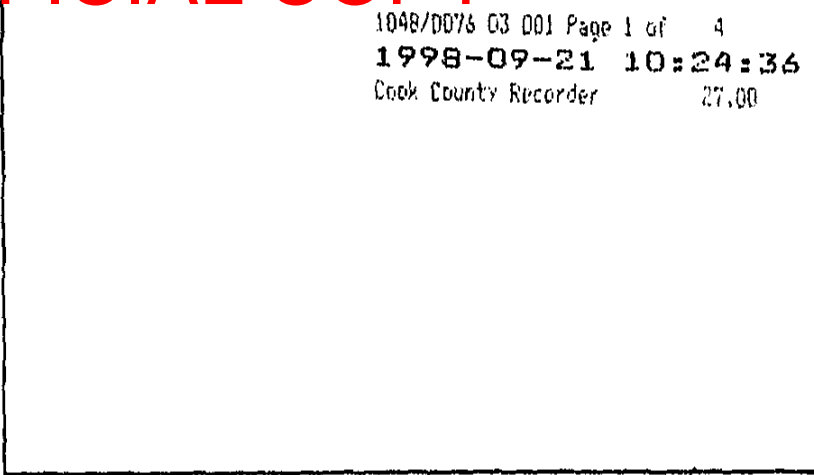


THIS INSTRUMENT PREPARED  
BY AND MAIL TO:

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1048/0076 03 001 Page 1 of 4  
1998-09-21 10:24:36  
Cook County Recorder 27.00

THOMAS P. RUSSIAN  
GOLDSTINE, SKRODZKI,  
RUSSAIN, NEMEC AND  
HOFF, LTD.  
7660 W. 62nd Place  
Summit, Illinois 60501  
(708) 458-1253



*(i all)*  
*75-90-653CY*  
*CPB5*

MEMORANDUM OF ARTICLES OF AGREEMENT

THIS MEMORANDUM is being recorded in the Office of the Recorder of Deeds of Cook County, Illinois, to impart constructive notice upon all parties taking an interest in and to the real estate described below following the recording of this document.

The undersigned have entered into an Installment Agreement for Warranty Deed dated October 31, 1996, with a term to end November 1, 1998, for the property commonly known as 9325 30 Franklin Avenue, Franklin Park, Illinois 60131, and legally described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The parties acknowledge that the Buyer shall have unlimited prepayment throughout the term of this Agreement.

DATED: March 18, 1998

PURCHASER:

*Jeffrey Blazer*  
\_\_\_\_\_  
JEFFREY BLAZER

SELLER:

*Daniel B. Nelsen, Jr.*  
\_\_\_\_\_  
DANIEL B. NELSEN, JR.

BOX 333-CTI

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STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

38839037

I, Carla J. Halpin, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Blazek, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

SIGNED AND SWORN to before me this 14th day of March, 1997.

Carla J. Halpin  
NOTARY PUBLIC

My commission expires:

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

NOTARY PUBLIC  
CARLA J. HALPIN  
Notary Public, State of Illinois  
My Commission Expires 7-21-97

I, DONNA KRYSA, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel B. Nelsen, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

SIGNED AND SWORN to before me this 8th day of April, 1997.

Donna Krysa  
NOTARY PUBLIC

My commission expires: 2-19-2001

OFFICIAL SEAL  
DONNA KRYSA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2-19-2001

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PARCEL 1:  
THAT PART OF THE EAST 26.75 CHAINS OF FRACTIONAL SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE COMMENCING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION OF PART OF LOTS 1, 2, 3, 4, 10 AND 11 IN RIVER PARK, 55.09 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT 50 FEET WEST OF ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WISCONSIN RAILROAD; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD, 175 FEET NORTHWESTERLY OF ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WISCONSIN RAILROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND PACIFIC RAILROAD TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER TO A POINT 23.56 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY LINE OF WEEKS' SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND WHICH IS DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 26.75 CHAINS OF FRACTIONAL SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COMMENCING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION OF PART OF LOTS 1, 2, 3, 4, 10 AND 11 IN RIVER PARK, 55.09 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID; THENCE EAST ALONG SAID NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION 75.5 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE OF THE CHICAGO AND PACIFIC RAILROAD TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID TO A POINT 23.56 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION AFORESAID; THENCE ALONG A STRAIGHT LINE IN A SOUTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD AND THE INTERSECTION WITH A LINE 130.59 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 65 DEGREES, 37 MINUTES, 37 SECONDS EAST (ASSUMED) ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 185.77 FEET (MEASURED 183.56 FEET) THENCE SOUTH 44 DEGREES, 37 MINUTES, 49 SECONDS EAST, A DISTANCE OF 170.95 FEET (MEASURED SOUTH 44 DEGREES, 14 MINUTES, 24 SECONDS EAST, 173.42 FEET) TO THE NORTH LINE OF LEYDEN BUILDERS RESUBDIVISION OF PART OF LOT 'Y' AND THE WEST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT 'Y' OF WEEKS' AND FRANKLIN'S SUBDIVISION, RECORDED AUGUST 25, 1961, AS DOCUMENT NUMBER 18258411; THENCE NORTH 08 DEGREES, 52 MINUTES, 52 SECONDS WEST (MEASURED NORTH 08 DEGREES, 38 MINUTES, 37 SECONDS WEST) ALONG SAID NORTH LINE, A DISTANCE OF 61.32 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 689.40 FEET AND A CENTRAL ANGLE OF 19 DEGREES, 11 MINUTES, 53 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 39 DEGREES, 58 MINUTES, 14 SECONDS WEST (MEASURED NORTH 39 DEGREES, 31 MINUTES, 06 SECONDS WEST), A DISTANCE OF 231.00 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 49 DEGREES, 34 MINUTES, 11 SECONDS WEST (MEASURED NORTH 50 DEGREES, 09 MINUTES, 24 SECONDS WEST), A DISTANCE OF 229.92 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 63 DEGREES, 34 MINUTES, 47 SECONDS WEST, A DISTANCE OF 59.58 FEET (MEASURED NORTH 63 DEGREES, 34 MINUTES, 24 SECONDS WEST, 59.69 FEET) TO A POINT ON SAID PARALLEL LINE; THENCE NORTH 00 DEGREES, 58 MINUTES, 20 SECONDS EAST (MEASURED NORTH 01 DEGREES, 03 MINUTES, 07 SECONDS EAST) ALONG SAID PARALLEL LINE, A DISTANCE OF 21.51 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

LOT 'Y' (EXCEPT THE WEST 75.5 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) IN WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN THE NORTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WEEKS' AND FRANKLIN'S SUBDIVISION RECORDED AUGUST 28, 1894 AS DOCUMENT 2093730, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

ALL THAT PART OF LOT 'W' LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF FRANKLIN AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED AS DOCUMENT 12249206 WHICH LIES EAST OF THE EAST LINE OF THE WEST 75.5 FEET (AS MEASURED ALONG THE NORTH LINE) OF SAID LOT 'W' EXTENDED SOUTH OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN THE NORTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WEEKS' AND FRANKLIN'S SUBDIVISION RECORDED AUGUST 28, 1894 AS DOCUMENT 2093730, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF THE WEST HALF OF VACATED LOMBARD AVENUE LYING EAST OF AND ADJOINING PARCELS 2 AND 3, AND LYING NORTH OF THE NORTHERLY LINE OF FRANKLIN AVENUE AFORESAID.

**PARCEL 5:**

THE WEST 25 FEET OF LOT 5 IN LEYDEN BUILDERS RESUBDIVISION OF PART OF LOT 'Y' AND THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING LOT 'Y' OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED AUGUST 25, 1961, AS DOCUMENT 18258411 IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

THE EAST HALF (EXCEPT THE EAST 8 FEET OF THE EAST HALF) OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING LOT 'X' IN BLOCK 10 IN WEEKS' AND FRANKLIN'S SUBDIVISION OF BLOCKS 1 TO 4 INCLUSIVE, 10 AND 11 OF RIVER PARK ACCORDING TO THE PLAT RECORDED AUGUST 28, 1894 IN BOOK 63 OF PLATS, PAGE 33 AS DOCUMENT 2093730 IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**

LOT 'X' AND THE EAST 8 FEET OF THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT 'X' IN BLOCK 10 OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF BLOCKS 1 TO 4 INCLUSIVE, 10 AND 11 OF RIVER PARK, ACCORDING TO THE PLAT RECORDED AUGUST 28, 1894 IN BOOK 63 OF PLATS, PAGE 33 AS DOCUMENT 2093730 IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 8:**

THE WEST 8 FEET OF LOT 4 AND LOT 5 (EXCEPT THE WEST 25 FEET OF LOT 5) IN LEYDEN BUILDERS RESUBDIVISION OF PART OF LOT 'Y' AND THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT 'Y' OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED AUGUST 25, 1961 AS DOCUMENT 18258411, IN COOK COUNTY, ILLINOIS.

PIN: 12-27-111-032, 039, 043, 044, 045 and 046

9328-30 Franklin Ave, Franklin Park



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