

# UNOFFICIAL COPY

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1048/0081 03 001 Page 1 of 3  
1998-09-21 10:25:48  
Cook County Recorder 47.00

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

## MEMORANDUM OF AGREEMENT

THIS MEMORANDUM, made and executed by (Albany Bank and Trust Company as trustee under Trust Agreement dated 7/16/90 and known as Trust # 11-4743), Seller, and MAY TUNG INC., Buyer.

### W I T N E S S E I H

That in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby mutually acknowledged, the parties hereby declare and agree as follows:

1. That Seller is the holder of title to the Premises commonly known as 3949-57 S. Keeler, Chicago, Illinois, and legally described in Exhibit "A" attached hereto:

VOLUME NO.: 379  
P.I.N. 19-03-201-039-0000

2. That on the 18th day of September, 1998, Seller and Buyer entered into an "Articles of Agreement for Warranty Deed" providing for the purchase of the Premises by Buyer on the terms and conditions fully set out in said Installment Agreement.

3. By reason of the matters set forth above, Buyer has an interest in the Premises.

Dated this 18th day of September, 1998.

SELLER:

*[Signature]*  
\_\_\_\_\_  
(Albany Bank and Trust Company as trustee under Trust Agreement dated 7/16/90 and known as Trust # 11-4743)

BUYER:

*[Signature]* As President  
*[Signature]*  
\_\_\_\_\_  
(MAY TUNG INC.)

Prepared by:  
Lisa Weinstein  
150 North Wacker Drive, Ste. 1060  
Chicago, Illinois 60606  
(312) 332-0308

This instrument is executed by ALBANY BANK & TRUST COMPANY N.A., not personally but solely as Trustee, as aforesaid. All the covenants, including but not limited to all environmental representations and warranties to be performed hereunder by ALBANY BANK & TRUST COMPANY N.A. are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against ALBANY BANK & TRUST COMPANY N.A. by reason of any of the covenants, statements, representations or warranties contained in this instrument.

BOX 333-CTI

BOX 333-CTI

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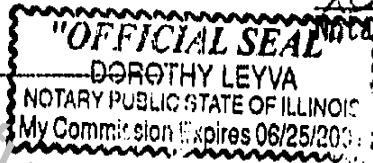
STATE OF ILLINOIS )  
                          ) ss  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ARNOLD J. HILSON 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 acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of Sept, 1998.

*Dorothy Leyva*  
\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_



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 KE-MAN TUNG 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 acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of SEPTEMBER, 1998.

*Linda Tyrrell*  
\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_



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## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: 98839042

THAT PART OF LOT "B" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1924571, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH KEELER AVENUE, HEREINAFTER DEFINED, WITH A LINE WHICH IS 392.50 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST 40TH STREET AND RUNNING THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 210.84 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 210.84 FEET EAST FROM THE EAST LINE OF SAID SOUTH KEELER AVENUE, A DISTANCE OF 113.67 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 276.56 FEET, A DISTANCE OF 203.13 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH A LINE 60 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY (FORMERLY THE CHICAGO AND ALTON RAILROAD COMPANY); THENCE SOUTHWESTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 303.89 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF SOUTH KEELER AVENUE, A DISTANCE OF 186.41 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PORTION BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH KEELER AVENUE WITH A LINE WHICH IS 392.50 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST 40TH STREET AND RUNNING THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 210.84 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 210.84 FEET EAST FROM THE EAST LINE OF SAID SOUTH KEELER AVENUE, A DISTANCE OF 113.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 276.56 FEET, A DISTANCE OF 24.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 276.56 FEET, A DISTANCE OF 178.17 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH A LINE 60 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY (FORMERLY CHICAGO AND ALTON RAILROAD COMPANY); THENCE SOUTHWESTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 303.89 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF SOUTH KEELER AVENUE, A DISTANCE OF 47.83 FEET, TO ITS INTERSECTION WITH THE CENTER LINE OF A 1.03 FOOT WALL EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID WALL CENTER LINE AND ITS EXTENSIONS WESTERLY AND EASTERLY, A DISTANCE OF 212.84 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS

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