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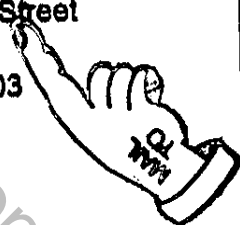
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1274/0029 16 001 Page 1 of 5
1999-03-18 10:41:24
Cook County Recorder 29.50



Prepared By and After
Recording Return To:

Martin P. Murphy
Burke, Weaver & Prell
55 West Monroe Street
Suite 800
Chicago, IL 60603



Property of Cook County Clerk's Office

MEMORANDUM OF REAL ESTATE CONTRACT

THIS MEMORANDUM OF REAL ESTATE CONTRACT (this "Memorandum of Contract") is made by and between Kyun Hee Park and Jennifer Park (collectively, "Seller") and the Pazmino and Eapen Partnership ("Purchaser"), as of this 5th day of March, 1999.

RECITALS

A. Purchaser and Seller have entered into that certain Real Estate Contract with Rider of even date (collectively, the "Contract"), for the purchase and sale of certain property at 3435 North Kimball, Chicago, Illinois as legally described on Exhibit A attached hereto (the "Property").

B. Section R-14 of the Contract provides for a memorandum of the Contract to be recorded with the Recorder of Deeds of Cook County, Illinois.

NOW, THEREFORE, in consideration of one dollar, the mutual covenants hereinafter contained, and for other good and valuable consideration, Seller and Purchaser agree as follows:

1. Recitals. The foregoing recitals are hereby incorporated in, and made a part of, this Memorandum of Contract as substantive provisions hereof.

2. Memorandum of Contract. All the terms and conditions of the Contract are hereby incorporated into this Memorandum of Contract, including, without limitation, that the final closing for the parcels to be conveyed pursuant to the Contract, as amended, is to occur on or before March 5, 2000.

3. Counterparts. This Memorandum of Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

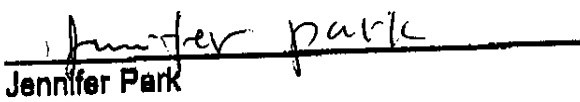
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IN WITNESS WHEREOF, the parties have executed this Memorandum of Contract as of the day and year first above written.

SELLER:



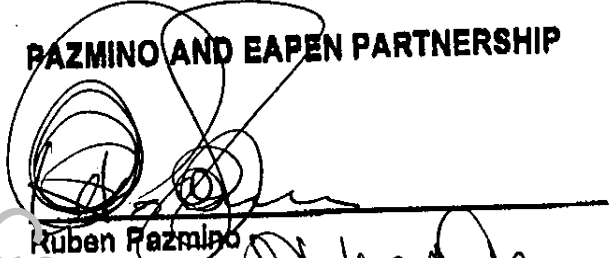
Kyun Hee Park



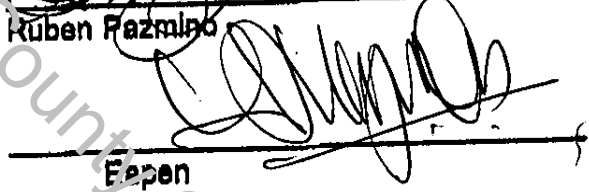
Jennifer Park

PURCHASER:

PAZMINO AND EAPEN PARTNERSHIP



Ruben Pazmino



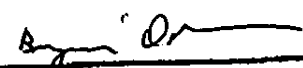
Eapen

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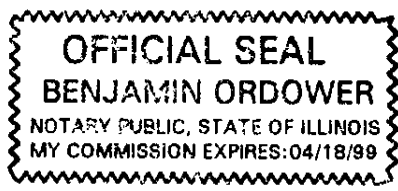
STATE OF ILLINOIS)
) SS.
COUNTY OF cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kyun Hee Park and Jennifer Park personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered said instrument as their own free and voluntary act.



Notary Public

My Commission Expires _____



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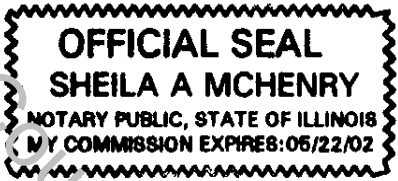
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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ruben Pazmino and Kunju Kunju Eapen personally known to me to be the partners of Pazmino and Eapen Partnership, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as said partners of said Partnership they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Partnership.

Sheila A. M'Henry
Notary Public

My Commission Expires: _____



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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007674753 D1

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PART OF LOT 7 IN COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 LYING NORTH OF THE NORTH LINE OF SAID LOT 7 AND SOUTH OF A LINE 906 AND 19/100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 7 AND POINT BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KIMBALL AVENUE TO THE INTERSECTION THEREOF WITH A LINE 233.5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AS A POINT OF BEGINNING; THENCE EAST ALONG SAID PARALLEL LINE 161 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 156.24 FEET TO THE POINT OF INTERSECTION OF SAID PERPENDICULAR LINE WITH SAID LINE 906.19 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET THENCE WEST ALONG LAST SAID LINE A DISTANCE OF 161.54 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH KIMBALL AVENUE A DISTANCE OF 156.13 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

Address: 3435 N. Kimball, Chicago, IL 60618

P.I.N.#'s: 13-23-402-045-0000
13-23-402-047-0000

99264903

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.