Agreement to Assign Contract for Sale and Purchase

Subject Property: **3404 S MORGAN ST, CHICAGO IL 60608**

This agreement is made between [redacted] **(ASSIGNOR)** [redacted] (ASSIGNEE) regarding purchase of above referenced SUBJECT PROPERTY.

Whereas [redacted] has entered into a Purchase and Sales Agreement with **Owner On Record** the purchase of **3404 S MORGAN ST, CHICAGO IL 60608**, and whereas BUYER wishes to assign its rights, interests and obligations in the Purchase and Sales Agreement, it is hereby agreed between ASSIGNOR and ASSIGNEE as follows:

1. ASSIGNEE shall pay ASSIGNOR an assignment fee of $**66,750.00 and contract purchase price of $450,000.00**
2. ASSIGNEE is to put earnest money down with ~~Sellers attorney:~~ [redacted] in the amount of $10,000.00
3. ASSIGNEE is to make a down payment in the amount of $ XXXX with ASSIGNOR made payable to _____. This deposit shall be credited toward the total assignment fee and is NON-REFUNDABLE with the only exception of good and marketable title not being available to ASSIGNEE.
4. TBD Title Company will handle closing.
5. Closing is to take place on or before 08/20/2022
6. ASSIGNEE accepts all terms and conditions of the contract for Sale and Purchase between BUYER and SELLER in its entirety.
7. ASSIGNEE acknowledges receipt of legible copies of the original Contract for Sale and Purchase in its entirety including all Addendums associated with this transaction.
8. Additional terms and conditions of this Assignment are as follows:
   - This assignment contract is non-assignable without the express written consent of the ASSIGNOR.
   - No changes to the Purchase Contract can be made without written consent of [redacted]
9. Disclosures and Acknowledgement:
   a. ASSIGNOR and affiliated associates make no warranty, expressed or implied, regarding inspection reports or other reports provided to ASSIGNEE by ASSIGNOR or third parties concerning this property. ASSIGNEE is advised to independently verify the accuracy of all information contained in reports regarding this property.
   b. ASSIGNEE acknowledges they are conducting a transaction dealing directly with ASSIGNOR for the purchase of SUBJECT PROPERTY. ASSIGNEE is not relying upon or being represented by a real estate brokerage in this transaction.
10. ASSIGNEE waives the financing contingency clause; purchase of property is a **cash** deal.
    - BUYER agrees to pay for the following closing costs: per assignor's agreement with seller

AGREED AND ACCEPTED

ASSIGNOR

Name (print): [redacted] Dated: 08/15/2022

Name (signature): [redacted]
(authorized signature)

ASSIGNEE

Name (print): _____ Dated: **8/16/22**

Name (signature): [redacted] **as Agent for Purchaser**

Address: _____

Public copy - identifying details and signatures redacted