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Microwave Dishwasher	Water softener (if not Wall to wall carpeting	tental)	Electronic ale ( Central humidi		- Fueplace gas	ten and coulnment 🛝	<u>'</u>	JUSC
Garbage disper	salBullt-in or actaiched sf	elving	Criling fun Outdoor Shed		lirewood	ns & screens !		
	orSmoke and carbon most, attached shutters, draperies & cu in (if not leased)	inoxide detectors Hains, hardware & oth	All planted ver her window treatments	zetation	Attached boo	k cases and caltinets		
Other items includ	" IN BUILDINGS		- ( T	d W				
ltems excluded:  1. Purchase Price	120000 28	17777	(5)				· –	
2. Initial carnest of	Display S. C. (272)	the form of	CHECK	_•		shall be hel	ld he	
Defent Navi isilia	d d'Armet manadi àball bh acreaca.	and this contract sh	oto 10% of purchase tall be void if not ac	price within cepted by Selle	r on or before	. days/after screen	Atten	
n compliance with	The laws of the Stoke of Illinois	POUD.	escruwee, for the bene	offic of the parties	earnest money s hereto in an inter	shall be deposited	by count	
establish any such	escrow account and Purchaser shall be as	n interest payable to F	furchaser at closing. Pervice fees, it any An	urchases and Se- original of this	ller shall assecute : contract shall be !	all documents necessa- neld by Listing Broker	sy to	
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(6) C2 h, Ci (6) 4880 np	ashier's check or Certified Check or tion of Existing Mortgage (See Rid	r any combination the er 7, if applicable), "	reof. (LL)	[//] [[ ]	2 X V	Ä	• .	
(c) N25.(ga)	tion of Existing Mortgage (See Rid ae Contingency. This contract is fixed rate mortgage, or an adjustal to the interest rate (or years, payable monthly, toan is and it shall be due no sooner tha	contingent upon Public rate mortgage per	irchaser mouting by	U.S. 62 Ulinols	Savings and loan	(date) a wr	liten	
YO CO W	years, payable monthly, foun for it shall be due no sooner that	initial interest rate if a	An adjustable rate mort	gage) not to exc plus appraisal a	ted 27.75	% per annum, amort	lzed	
coding institution	If Park inser does not obtain such a	cummitment Duechure	es thall notify Salles in	isia a Estitut		o considere it reduiter	u ny	
Seller may, within	an ed at member of additional da	v4 secure a marinada	to win parenase said	property without	it intertgage tinanc	ink it pellet to ra non	ified	
	sustamary documents relating to the Seller as above provided, and neithing shall be returned to Purchaser a				rovided, this cont	ract shall be null and	void	
U est PHA-	the VA marriaga, is to be able to be	Diales Describer			r'			
neludos earnest me	e. Money Note and True De d or I oney) and the balance Ly (*) F & E	THROUGH ONE): (	Purchaser Money Not	e and Trust Dor	d) (Installment A	progress for Decil in	the	
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and Trust Deed No.	in the state of th	ole Installment Agrees	ment No. 74 shall be u	n of whichever i	gent, Chicago Titi may be applicable	is of Trust Configurity to . If Sellourequests a cr	dote redit	
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axes for the year general real estate?	ful taxes or assessments for improvements for improvement years a laxes are 5 7 5 General rectification of the full full forms of the full full full full full full full ful	nd the mortgage or tr il citiste taxes shall b :	of dead set forth in pa	iragraph 3 and/o	ve Rider 7. Seller i ent ascertainable	represents that the 19_	78	
Seller tepperen	ty and warrants that: (a) existin	all allains leases h	by assigned to	Purchaser at c	losing, none of	Which expire later (	than	
ncome la \$ 2 /	uw payout shall be on or before	10 W 20	All (777) trace	nt as provided	in narantauli Mel	nbuva) pravidad tida	han	
ncen shown to be g	torks or is accepted by internaser, at	the office of Purchase	tr's mortgage en al C	Hocha	0.777/2	CORPANY	BURGE	CVF .
ifter chiedea un in a	and including the date passession is	to be surrepleted at of	n a monthly havis, whi	ther day for u	so and occupancy shorter. Introhose	commencing the first	day	1
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THEK BEN SUITERGEF	on Factors. At closing, Seller shall un on or before the date set forth a possession as above, Seller shall p	AV IA Prochager in add	tition to the shower term	and a saucenau	Alle annual of IOIY	of sold serverine are		
per day up to and in to be paid out of a	icluding day possession is surrender wrow and the balance, if any, to be	ed to Purchaser plus a	my unitaid use and nec	upancy	ile possession is at	irrendered, raid amour	11(1)	
	d Purchaser hereby acknowledge the authorized agent. If either Seller or							
may become the no:	SSCSSION EXCTOW WITH the Clerk of U	e Citcuit Court by the	filing of an action in t	be nature of an I	mornie der Ihen	tarties serves that exerci-	11/04	
to indemnify and h	from the possession escrew for all old escrewee harmless from any an	d all claims and demo	inds, including the pay	ment of reasons	iple attorney ( ( c	sader and do hereby at s, costs and expenses.	free	
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	cacing as a Dual Agent in regard to	Bulle 1	s REAL	Por le	coure	M WADY	TYN	
Seller(s) initial	Pereimeci(s) initial Brokers named helow shall be con	nnensnted in a final	12. 4N62	ote with the in all	ente andlos chos d		<u>.</u>	
by the Listing Brok	ter in a multiple litting service in w	thich the Listing and C	imperating Broker bu	th pazticipate.				
compensation and	and between the parties hereto the dates, mutually acceptable to the p by the parties hereto regarding the	er incor respective atto- erties. If within	princys make modules after	uitications to the	in Cuntract other the Contract, it be	than soles price, brok comes evident agreer	icr's nept	
setted specified be	rein, then this Contract shall become to be the contract shall become to be the contract shall be contract shall be contract to the contract of the the contract of the contra	to bull and soid and a	ns of their attorneys a ill monies paid by the	nil written notic Purchaser shall	e thereof is given be refunded upor	to either party within Joint written direction	the n of	
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<ol> <li>Purchaser's obline principle</li> </ol>	ligation to purchase under the Consoperty by the Purchase or Purchase	ract is subject to the in e's agent, at Purchaser	aspection (including as r's expense, within	ny inspection for	or wood-boring in days from the	sects) and approval of date of acceptance of	the this	
agent perturating s	operty by the Purchaser or Putchase is shall indemnify Seller from and a uch inspection. In the event the con-	dition of the property	is not approved, write	en notice shall b	e given to the Sell	or or Seller's agent by	inc.	
Purchaser within th	he time specified for annoval, and	thereupon Seller's of	fillestion to sell and P	Am baser's oblic	esadorum ot moites	under this Contract .	hall	
WRITTEN NOTIC THIS CONTRACT	oid and all monies paid by the Pivo TR WITHIN THE TIME SPECIFIE I SHALL BE INFULL FORCE AN	D HERRIN, THIS PR ID EFFECT	COVISION SHALL BI	E DEEMED W	AIVED BY ALL I	ARTIES HERETO, A	ND	
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FOR INFORMATIONAL I	PURPOSES:	E. C. O. O.O.	\$60279 903	, j W. 157 37.	PRLAND PAICH
Seller's Divignated Agent I	Name NETL	I HALLEMA	Address 7	08- 873- 5	5110 Josep 27
Cooperating Calice UPT	OWN REA	CTYCORPE	1105 102	2-10244	ARLING.
Buyer's Design ted Agent )	Name	LE# 1079	Phone C	Miguo 1	51,5614
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Dec-05-00 12:20P UP TOWN REALTOR 3. Rent, interest on existing it or tage, if any, we cr, three and other near a shall be prorated to take of adapting. It properly berein is improved, but last available tax bill is on vacuut land, parties creek a tree to prorate taxe when bill on union ed properly is waitable. See rith deposits, if any, shall be paid to Purchaser at closing. 2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract. Purchaser at closing. 3. At least five days prior to closing date, Seller shall deliver to Purchaser or his agent evidence of merchantable title in the intended grantor: (a) by exhibiting owner's duplicate Certificate of Title or a certified copy thereof, subject to no other exceptions than those listed on the reverse side bareof, and a currently dated Special Tax Report issued by the Registrar of Titles, (if applicable) and (b) by delivering a Commitment For Title Insurance of a title insurance company beating date on or subsequent to the date of the acceptance of this Contract, in the amount of the purchase price subject to no other exceptions than those listed on the reverse side hereof and to general exceptions contained in said commitment, Delay in delivery by Seller of Commitment for Title Insurance due to delay by Furchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Certificate of Title or Commitment For Title Insurance furnished by Seller hereunder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money, Seller may have same removed at closing by using the proceeds of sale in payment thereof. 4. All untices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or requirectful delivery service, by mail-n-gram, telegram, or by the use of a facaimile machine with proof of transmission and a copy of the notice with proof of 5. In the event of default by Purchaser, the earnest money, less the expenses and commission of the listing broker, shall be paid to the Seller, if Seller transmission being sent by regular mail on the date of transmission. defaults, the earnest money, at the option of Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract. In the event of any default, Escribbee shall give written notice to Stiller and Purchaser indicating Escrobee's intended disposition of the carnest money and request the Saller's and Prophaser's written consent to the Escripted sintended disposition of the earnest money within thirty (30) days after the date of mailing of the Notice. However Seller and Purchaser hereby acknowledge that if Escrowee is a licensed real estate broker, Escrowee may not distribute the carnest money without the joint written direction of the Seller and Purchaser or their authorized agent. If Excrowce is not a licensed real estate broker, Seller and Purchaser hereby

agree that if neither party object, in writing, to the proposed disposition of the carnest money within thirty (30) days after the date of mailing of said notice that

Exerowce shall pro Led to dispose of the earnest money as previously indicated by the Bacrowce. If either Seller or Buyer objects to the intended disposition within the aforementioned thirty (30) day period, or in the event Escrowee is a licensed real estate broker and does not receive the joint written direction of the Seller and Furchaser authorizing the distribution of the earnest money, then the parties hereto agree that the Eacrowee may deposit the earnest money with the Clerk of the Circuit Court by the filling of, a section in the nature of an interpleader. The parties agree that Escrower may be felmbursed from the earnest money for all costs. including reasonable attorney' (see , related to the filing of the Interploader and do hereby agree to indemnify and hold Escrowee harmless from any and all claims and demands, including the paymer to freasonable attorney's fees, costs and expenses arising out of such default claims and demands.

6. Seller represents one we reats that the heating, plumbing, electrical, central cooling, ventilating systems, appliances and fixtures on the premises are in working order and will be so at the ime closing, and that the roof is free of leaks and will be so at the time of clusing. Furchaser shall have the right to inspect the premises during the 48-hour period mr ediately prior to closing to verify that such are in working order and that the property is in substantially the same

condition, normal wear and tear excepted to of the date of this Contract. 7. If this property is new construction one a Purchaser and Seller agree to comply with all insulation disclosure requirements as provided by the Federal

8. Seller warrants that no notice from any city, willage, or other governmental authority of a dwelling code violation which currently exists in the Trude Commission, and Rider 13 is hereby attac. of aforesaid premises has been issued and received by Seller or his agent. If a notice is received between date of acceptance of the Contract and the date of closing, Setter shall promptly notify Purchaser of such notice.

9. If the subject property is located in the City of Clucar o, Seller and Purchaser agree that Seller and Purchaser shall comply with provisions of Chapter

193.2 of the Chicago Municipal Code concerning Heating Cost and the for the subject property.

10. At the request of Seller or Purchaser evidenced by nation in writing to the other party at any time prior to the date of delivery of deed hereunder, this sule shall be closed through his escrow with a title insurance company, it accordance with the general provisions of the usual form of deed, and Money Escrow Agreement then furnished and in use by said company, with such special promise as inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contract of you withstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the carnest money shall be deposited a through the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Purcha er e d Seller.

11. Prior to closing, Seller shall furnish a survey by a licensed, and surveyor dated not more than six (6) months prior to date of closing hereof showing the present location of all improvements. If Purchaser or Purchaser's mortgaged desired a recent or extensive survey, same shall be obtained at Purchaser's

12. Seller agrees to furnish to Purchaser an affidavit of title subject only to those it and set forth herein, and an ALTA form if required by Purchaser's expense. mortgagee, or the Title Insurance Company for extended coverage.

13. Right is reserved by either party to insert correct legal description at any time, without he ace, when same is available.

14. Seller shall have the right to pay off any existing mortgage(a) out of the proceeds of this sale.

15. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to me jurchase price. In the event this transaction does not chaser agrees to promptly cause release of same.

16. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comp., which applicante provisions of the Real Estate close Purchaser agrees to promptly cause release of same.

Settlement Procedures Act of 1974, as amended, and the Illinois Responsible Property Transfer Act of 1988 as amended

- 17. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by designated party in said ordinance."
  - 18. Seller shall remove from premises by date of possession all debris and Seller's personal property not conveyed by Hill of Sale to Purchaser.
  - 19. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ording y went and tear excepted.

20. Time is of the essence of this contract.

Committe ber ber ber gem gribigt be-

21. Wherever appropriate, the singular includes the plural and mesculine includes the feminine or neuter.

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22. In the event the property is in a flood plain and flood insurance is required by Punchaser's lender, Purchaser shall pay for same. 22. In the event the property is in a titled plain and floor insurance is required by Fundament and Country of the Country of

## UNOFFICIAL COPY00954821

## LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 1 IN AVONDALE, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO: 19-24-203-001, VOL 402

MAIL TO: LIEM KIEU

1940 W. IRVING PARK ROAD

CHICAGO, IL 60613

Cook County Clerk's Office