



REAL ESTATE CONTRACT
FORM APPROVED BY THE SOUTHWEST BAR ASSOCIATION AND
FORM APPROVED BY THE SOUTH/SOUTHWEST ASSOCIATION OF REALTORS®



SELLER: Owner of Record

ADDRESS:

BUYER: Flanagan Construction (CITY) (STATE) (ZIP)

ADDRESS: Chgo Ridge IL (CITY) (STATE) (ZIP)

- SINGLE FAMILY
MULTI-FAMILY
TOWNHOUSE
CONDOMINIUM
VACANT LOT (Check One)

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate, on the terms and conditions herein set forth.

DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION (Permission to attach hereto at any time hereafter)

STREET ADDRESS: 2709 W Washington Chgo IL (CITY) (STATE)

LOT SIZE: APPROXIMATELY 66.35 x 106 x x x FEET.

IMPROVED WITH: vacant land
together with all appurtenances attached to and forming a part of the premises, for which Seller shall deliver a Bill of Sale at time of delivery of deed: existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioners, if any; attached outside antenna, if any; water softener (except rental units), if any; all planted vegetation; ceiling fans, if any; automatic garage door system and all related remote hand-held units, if any; and specifically including the following items of personal property now on the premises:

PRICE AND TERMS:
PURCHASE PRICE \$ 96,000
EARNEST MONEY DEPOSIT \$ 5,000
In the form of (cash), (personal check), (cashier's check) or (judgment note due upon acceptance)
BALANCE DUE AT CLOSING \$ 91,000

FINANCING: CASH AT CLOSE
This Contract is contingent upon Buyer securing within days of acceptance hereof a written mortgage commitment on the real estate herein in the amount of \$ or such lesser sum as Buyer accepts, with interest not to exceed % per year, to be amortized over years, the combined origination and discount fees for such loan not to exceed %, plus loan processing fees, if any. Buyer shall make written application for such loan within ten (10) days from date of acceptance of Contract, shall cooperate with the lender in supplying all necessary information and documentation, and shall diligently attempt to obtain the mortgage described herein. In the event the Buyer is unable to secure such loan commitment, Buyer shall provide written notice of same to Seller or Seller's attorney. Seller may, at his option, within an equal number of additional days, procure for Buyer such a commitment or notify Buyer that Seller will accept a purchase money mortgage upon the same terms. In the event neither Buyer nor Seller secure such loan commitment as herein provided within the time allowed, then this Contract shall become null and void and all earnest money shall be returned to Buyer. Buyer shall be allowed to have a mortgage or trust deed placed of record prior to closing, but any delays caused thereby shall not constitute a default by the Seller. Seller must allow reasonable inspection of the premises by Buyer's financing agent. Unless a contingent upon sale/closing provision is attached and made part of this Contract, Buyer represents that his ability to obtain financing is not subject to the sale, closing, or rental of any other real estate. Buyer will be deemed to be in default if he obtains a loan commitment conditioned upon the sale, closing, or rental of other real estate, and fails to close this transaction as agreed.

CLOSING: April 13, 2001
The closing shall be on or before March 30, 2001 at the office of Buyer's lender, or mutual agreement

POSSESSION: (Select one applicable option)
[X] Seller shall deliver possession to the Buyer at closing, OR
[ ] Seller shall deliver possession to Buyer within days from date of closing. Seller agrees to pay Buyer for use and occupancy the sum of \$ per day for each day after closing that Seller retains possession. Seller shall be responsible for heat, utilities and home maintenance

2113/0118 03 001 Page 1 of 9
2001-05-10 14:51:45
Cook County Recorder 71.50
0010394045

expensés during said period, and shall deliver possession of the real estate in the same condition as it is in on the date of closing. Should Seller fail to deliver possession to Buyer as agreed, Seller shall pay to Buyer beginning on the 4 day after closing, the sum of \$ 4 per day until possession is delivered to the Buyer and Buyer shall, in addition to all other remedies, have the immediate right to commence any legal action or proceeding calculated to evict and remove the Seller from the premises. Seller agrees to waive all notices required by the Forcible Entry and Detainer Act or any other statute, and consents to an immediate judgment for possession. Seller further agrees to reimburse Buyer for all reasonable attorneys' fees and court costs Buyer may incur in the enforcement of his rights pursuant to this provision.

Seller shall deposit the sum of \$ \_\_\_\_\_ in escrow with \_\_\_\_\_ as Escrowee, at the time of closing, and any monies due the Buyer for Seller's use and occupancy hereunder shall be paid to Buyer from this deposit and the balance, if any, shall be refunded to Seller. Possession shall be deemed delivered to Buyer when Seller has vacated the premises and delivered the keys to the Buyer or the Escrowee. Escrow money shall be limited to delivery of possession, and funds held pursuant to this paragraph shall be used only to satisfy payment for use and occupancy.

#### TITLE EVIDENCE:

Seller, at his expense, shall furnish not less than five (5) days prior to the closing date, a title commitment for an owners title insurance policy issued by an Illinois licensed title insurance company in the amount of the purchase price covering the date hereof subject only to (a) the general exceptions contained in the title policy (except that, where the subject property qualifies as a single family residential unit, the policy shall provide extended coverage over the general exceptions); (b) the title exceptions set forth below, and (c) title exceptions pertaining to liens or encumbrances which have been assumed by the Buyer under the terms hereof or which the Seller has agreed to remove at closing from the proceeds hereunder. Any delay in delivery of the title commitment which is caused by the Buyer, his agent, or his lending agency shall extend the time for delivery thereof by the Seller by such period of delay. If the title commitment discloses exceptions not provided for herein, the Seller shall have until closing to remove said exceptions or to acquire title insurance covering said unpermitted exceptions. If Seller fails to remove said exceptions or obtain additional insurance within the time stated herein, Buyer may elect to terminate this Contract and all monies paid by the Buyer shall be refunded to him.

#### DEED (CONVEYANCE, LIENS, ENCUMBRANCES).

Seller shall convey or cause to be conveyed to Buyer title to the premises by a recordable general warranty deed with release of homestead rights, or trustee's deed if applicable, in joint tenancy, if more than one Buyer, or to Buyer's nominee, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

#### PRORATIONS:

The following items, if applicable, shall be prorated as of the date of closing: (a) insurance premiums; (b) general real estate taxes, including special service areas, if any; (c) rents and security deposits; (d) interest on mortgage indebtedness assumed; (e) water taxes; (f) homeowners and/or condominium/townhome association dues and assessments; (g) prepaid service contracts. Prorations of general taxes shall be on the basis of 105% of the last ascertainable bill. If said bill is based on a partial assessment or on an unimproved basis for improved property, a written agreement (with escrow) for final proration when the complete assessment information is available from the County Assessor shall be signed at closing by the parties hereto.

#### SURVEY:

Seller at his expense, except for condominiums, shall furnish to Buyer a current spotted survey (dated not more than 6 months prior to the closing date) under certification by an Illinois licensed land surveyor showing the location of all improvements, easements and building lines. The location of all improvements on the subject property shall be within the lot lines and not encroach upon any easements or building lines and said survey shall show no encroachments from adjoining properties. In the event said survey discloses encroachments, these encroachments shall be insured by the title company for Buyer and Buyer's lender at Seller's expense.

#### COMMISSION:

Real estate broker's commission shall be paid in accordance with the terms of the listing agreements and Buyer representation agreements of the respective parties, unless otherwise agreed in writing by the respective parties and their brokers. Seller's broker and Buyer's broker are identified on page four (4) of this Contract.

#### ATTORNEY MODIFICATION:

The terms of this Contract, except the purchase price, closing date, and possession date, are subject to good faith modification (which may include additional terms) by the attorneys for the parties within three (3) business days from the Contract Date (excluding Saturday, Sunday, and legal holidays). Notice of modification shall be in writing, served upon the other party or his agent, and shall state the specific terms to be modified and the proposed revisions. **IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT. THE PARTIES ACKNOWLEDGE THAT MODIFICATION PURSUANT TO THIS PROVISION SHALL CONSTITUTE A COUNTEROFFER.**

#### CLEAN CONDITION:

Seller shall leave the premises in broom-clean condition. All personal property not to be conveyed to Buyer and all refuse shall be removed from the premises at Seller's expense by the possession date.

**PROPERTY INSPECTION CONTINGENCY:** (Select one applicable option)

Buyer declines to have a professional property inspection performed, and this Contract shall not be contingent upon such an inspection,  
OR

Buyer shall have the right, for a period of five (5) business days following the date of acceptance of this Contract, to have the subject property and its improvements inspected by a certified home inspection service of Buyer's choice, and at Buyer's cost. The home inspection shall cover **ONLY** the major components of the Premises: central heating system(s), central cooling system(s), interior plumbing system, electrical system, all mechanical systems, and structural components, consisting of roof, walls, windows, ceilings, floors and foundation. **A MAJOR COMPONENT SHALL BE DEEMED TO BE IN OPERATING CONDITION IF IT PERFORMS THE FUNCTION FOR WHICH IT IS INTENDED, REGARDLESS OF AGE, AND DOES NOT CONSTITUTE A THREAT TO HEALTH OR SAFETY.** Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts of negligence of Buyer or any person performing such inspection. **BUYER AGREES MINOR REPAIRS AND ROUTINE MAINTENANCE ITEMS ARE NOT A PART OF THIS CONTINGENCY.** The parties agree that repairs which do not exceed, in the aggregate, \$500.00 to remedy shall be considered minor deficiencies for the purpose of this paragraph and Buyer agrees to assume those repairs with no allowance from Seller. Buyer, within the five (5) business days after acceptance of Contract, shall have the right and option to serve written notice upon Seller, Seller's listing agent, or attorney of the above deficiencies disclosed by the inspection report when the cumulative cost of repair exceeds the limitation set forth herein, and Buyer shall have the right to request repair of all such deficiencies. In the event Buyer makes a request for certain repairs, Buyer shall immediately deliver a copy of the inspection report to Seller. Seller shall, within five (5) business days thereafter, notify Buyer that (i) Seller will repair such deficiencies; (ii) Seller will, at closing, credit the Buyer in an amount equal to the reasonable cost of the repair of such deficiencies; or (iii) Seller proposes to negotiate the cost or obligation of correcting certain defects; or (iv) Seller will neither repair nor provide a credit. In the event Seller selects option (iv), upon receipt of the Seller's notice, Buyer shall within two (2) business days thereafter notify Seller of Buyer's election to either proceed with the transaction, waiving all home inspection repair requests, or declare the Contract null and void, in which case all earnest money shall be promptly refunded to Buyer. The parties hereto agree that the following items are accepted by Buyer "As Is", shall not be made a part of Buyer's request for repairs, and shall not be further negotiated:

**IN THE ABSENCE OF WRITTEN NOTICE OF REQUEST FOR REPAIRS FROM BUYER WITHIN THE TIME SPECIFIED HEREIN, THIS HOME INSPECTION CONTINGENCY SHALL BE DEEMED WAIVED BY THE BUYER AND NO LONGER A PART OF THIS REAL ESTATE CONTRACT.**

**WELL AND SEPTIC TEST:** (Select one applicable option)

The subject property is served by a community or municipal water and sewage treatment system (well and septic test provision inapplicable),  
OR

The subject property is not served by a community or municipal water and/or sewage treatment system. Seller, at his expense, prior to closing, shall obtain and deliver to Buyer a water test performed by or acceptable to the county in which the property is located, and a septic system test indicating that the system is in proper operating condition and in compliance with applicable state, county and local statutes. Such tests shall be performed not more than 60 days prior to the closing date. If either of said written test reports indicate that the water is not potable, that the septic system is not in proper operating condition, or that the systems are not in compliance with the relevant statutes, Seller shall have the option to make the necessary repairs and bring the system(s) into compliance prior to the closing date. In the event Seller elects not to make the necessary repairs, then this Contract, at the option of Buyer, shall become null and void, and all earnest money shall be refunded to Buyer.

**FLOOD PLAIN:**

Buyer shall have the option of declaring this contract null and void within five (5) days of receipt of any written notice or disclosure, including the Residential Real Property Disclosure Report, that the property is located in a special flood plain hazard area which requires the Buyer to obtain flood insurance. This option shall not exist in the event such written notice or disclosure was provided in statement number three (3) of a Residential Real Property Disclosure Report executed by both Seller and Buyer prior to the Contract Date.

**PERFORMANCE/DEFAULT/RELEASE OF EARNEST MONEY:**

The earnest money and this Contract shall be held by Coldwell Banker (Escrowee) for the benefit of the parties hereto, and applied to the purchase price at closing. In the event of a default by Seller or Buyer, the parties are free to pursue any legal remedies available at law or in equity.

**THERE SHALL BE NO DISBURSEMENT OF EARNEST MONEY UNLESS ESCROWEE HAS BEEN PROVIDED WITH A WRITTEN AGREEMENT FROM SELLER AND BUYER.** Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit the funds with the Clerk of the Circuit Court by the filing of an action in the nature of an interpleader. Escrowee shall be reimbursed from the earnest money for court costs related to the filing of the interpleader action. Seller and Buyer hereby indemnify and hold Escrowee harmless from any and all claims and demands arising out of any release of earnest money pursuant to a written agreement of the parties or court order.

**TERMITE INSPECTION:**

Prior to closing, the Seller, at his expense, shall deliver to Buyer a written report from an inspection company certified to do termite inspections by the State Department of Public Health, dated not more than six (6) months prior to the closing date, stating that there is no visible evidence that the premises are infested by active termites, or other wood boring insects. Unless otherwise agreed between the parties, if the report discloses evidence of active infestation or structural damage, the Buyer shall have the option within five (5) business days of his receipt of the report to proceed with the purchase or declare the Contract null and void. This provision shall not be applicable to condominiums or to newly constructed property having been occupied for less than one year following completion of construction.

**GENERAL CONDITIONS AND STIPULATIONS:**

(a) Both Seller and Buyer agree to execute all documents and provide all information necessary to enable any lender to issue a commitment for mortgage or trust deed and to close this sale.



0010394045

REAL ESTATE SALES CONTRACT

RIDER 1

Seller:

The Habitat Company, as Receiver for the Chicago Housing Authority

Buyer(s):

Elanquin Construction

Property Address:

2709 W Washington Chgo IL

Real Estate Sales Contract:

This Rider is made by and between Seller and Buyer(s) in connection with that Real Estate Sales Contract (the "Contract of Sale") described above. Terms not otherwise defined herein shall have the same meaning as set forth in the Contract of Sale.

In the event that the Buyer(s) fail to comply with this agreement for any reason within the time specified, the Seller shall have the right to declare the deposit forfeited, or the Seller may deem specific performance, at its option, without any formality beyond tender of title to Buyer(s), within the time specified.

1. This agreement is subject to Seller's final review and approval of the written contract.
2. Buyer(s) acknowledge that Seller, its agents and/or assigns, have not occupied this property, and have no personal knowledge of its condition or of the existence of any defects.
- 3a. Buyer(s) acknowledge that they are purchasing this property in its "AS IS" condition together with all defects, if any, and that the price reflects that present condition of said property. Buyer(s) are purchasing the herein described property upon their own personal inspection thereof, and no representation has been made to them as to the condition of said property or its suitability for particular uses. Buyer(s) are relying solely upon their own inspection of said property and not upon any representation made to them by the Listing Broker or Seller, its agents and/or assigns.
- b. Except as otherwise provided in the Contract of Sale, personal property is not considered part of this Contract of Sale.
- c. Seller does not warrant the condition or usability of any humidifiers, water softeners, air conditioner, pool or pool equipment, hot tubs, Jacuzzi's, wood burning stoves, furnaces, wells, septic systems, and/or any built in appliances. These, and any related items not included in this section, are to be sold in "AS IS" condition.
- d. Seller, its agents and/or assigns, shall not be responsible for any repair, replacement, or modification of any deficiencies, malfunctions, or mechanical defects in the materials, workmanship, and mechanical components or the appurtenances, structure, and improvements prior or subsequent to closing.

0010394045

- e. Seller authorizes Buyer(s), at BUYER'S EXPENSE, to perform complete property and wood destroying pest inspections of the subject property within seven (7) days from the date of acceptance of Contract of Sale. In no event shall Seller be obligated for any repairs, replacements or treatments.
- f. Seller does not warrant the existing structure as to its habitability for occupancy. Seller, its agents and/or assigns, do not warrant that the existing structure meets any current City, County, State or Federal building codes or ordinances, relative to electrical, plumbing, heating, sewage, roof, air conditioning, if any, termites, foundations, soil and geology, lot size or suitability of the property and/or its improvements for particular any purposes, or that any equipment, appliances, ceiling fans, intercoms, security/fire/smoke alarm systems, garage door systems, sprinkler systems, swimming pools/spa systems, antennas, plumbing and/or utilities are in working order. Buyer(s) assume the complete responsibility to check with the appropriate planning authority for intended use and hold Seller, its agents and/or assigns, harmless as to suitability for Buyer(s) intended uses. Buyer(s) acknowledge that neither Seller nor its agents and/or assigns, have made any warranties or representations, whether expressed or implied, as to the condition of the premises or contents thereof, and that Buyer(s) are not relying on any such warranty or representation as a condition to purchase except as specifically set forth in writing, fully executed by all parties and attached hereto.
- g. The closing of this sale and acceptance of the deed by Buyer(s) shall constitute acknowledgement that the premises and/or systems, as applicable, contained therein are acceptable and Seller, its agents and/or assigns, shall have no further obligation or responsibility.
- 4. CONVEYANCE OF TITLE WILL BE BY QUITCLAIM DEED.
- 5. Tax prorations shall be based on the last available known tax bill, or upon the tax assessor's latest valuation and the current tax rate. In determining prorations, the day of closing will be charged to Buyer(s), and all prorations are final. There will be no readjustment of taxes or assessments after date of closing. This clause shall supersede and override any other clauses or statements in this agreement that concern taxes or assessments.
- 6. ~~The Contract of Sale is contingent upon Buyer(s) securing within thirty (30) days of the date hereof of a written commitment for a fixed rate mortgage or an adjustable rate mortgage permitted to be made by U.S. or Illinois savings and loan associations or banks, for \$ \_\_\_\_\_ the interest rate (or initial interest rate if an adjustable rate mortgage) not to exceed 9.5%. Buyer shall have five (5) business days from the date of the Contract of Sale to make loan application. The Contract of Sale may be cancelled by Seller in the event Buyer(s) are not "prequalified" within seven (7) business days from the date of the Contract of Sale. Buyer(s) shall pay for private mortgage insurance if required by the lending institution. If Buyer(s) does not obtain such commitment, Buyer(s) shall notify Seller in writing by the aforesaid date. If Seller is not so notified, it shall be conclusively presumed that Purchaser has secured such commitment or will purchase said property without mortgage financing. If Buyer(s) notify Seller as above provided, the Contract for Sale shall be null and void and all earnest money returned to Buyer(s).~~

CASH AT CLOSE

FEB-12-2001 17:00

**UNOFFICIAL COPY**

0010394045

P. 04/05

7. The commission due listing agency of this Contract of Sale, subject to existing referral agreements, shall be \_\_\_\_\_(%) percent of the sales price, or \$ \_\_\_\_\_, to be paid by Seller. This amount includes all broker commissions and referrals, bonuses and allowances. Commission will be payable when title passes and not otherwise.
8. Settlement/closing of the transaction shall be held at a place designated by Seller. Closing shall occur on the date designated by Seller provided that the closing shall occur on or before ~~March 30, 2001~~ April 13, 2001 *2001* TIME OF THE ESSENCE. The deposit monies shall be held at the sole discretion of Seller by Seller's broker or other agent in a non-interest bearing account. At closing, Buyer(s) shall pay the balance of the purchase price by certified check or cashier's check. The sale may not be closed in escrow without the prior written consent of Seller.
9. If the closing is delayed beyond the original scheduled closing date, through no fault of Seller, then Seller reserves the right at its sole discretion to further extend, or cancel this contract, and consider it null and void with no further obligation.
10. In the event Buyer(s) default in the performance of this Contract of Sale, it is expressly agreed that the entire earnest money shall be paid to Seller as liquidated damages for the additional costs of carrying the property and lost marketing time. In the event of default by Seller, Buyer(s) shall be entitled to a return of the earnest money deposit and the Buyer(s) sole and exclusive remedy.
11. This Contract of Sale may not be assigned by Buyer(s).
12. Buyer(s) agree to indemnify Seller and fully protect, defend and hold Seller, its tenants, employees and contractors harmless from and against any claims, costs, liens, losses, damages, attorney's fees or expenses of every kind and nature that may be sustained by or made against Seller or any damage to the property of any adjoining property, or any injury to Buyer(s) or any other person that may result from or arise out of any inspections made by Buyer(s) or its agents, employees and contractors prior to closing.
13. In the event the property is occupied by tenant(s), the Seller makes no representations regarding (i) compliance of the property with any rent control or regulation laws, (ii) the existence of any written leases, (iii) the remaining term of any tenancy, (iv) the amount of monthly rent, and (v) whether the tenant(s) are current in payment of rent. In addition, Seller does not hold any security deposits for any tenant(s) and shall not transfer any security deposits to Buyer(s), and after closing Buyer(s) shall be solely responsible for the return of any security deposits (and interest thereon, if applicable) upon demand of any tenant(s).
14. Buyer(s) shall not occupy the property prior to closing and funding. In the event Buyer(s) alter the property or occupy the property or permit it to be occupied by any other person prior to closing, then Buyer(s) shall be in default of the Contract of Sale and Buyer(s)' earnest money deposit and rights hereunder shall be forfeited to Seller.
15. Seller hereby advises Buyer(s) to re-key and/or change all locks, security devices, etc. to the property and all improvements, if any, thereon immediately after closing. Buyer(s) hereby release Seller and its agents from any and all claims, liability or damages arising from or related to the locks and/or security devices.

0010394045

- 16. Insurance premiums shall not be prorated. All existing insurance policies shall be cancelled at time of closing. Seller cannot endorse existing insurance policies, if any, to Buyer(s).
- 17. If a bona fide determination is made that title is not marketable, Seller may, at Seller's option, either cure such marketability, or tender such title "AS IS". In the event that Seller elects to tender such title "AS IS", Buyer(s) may, at Buyer(s)' option, either accept or reject same. In the event of such rejections, this Contract of Sale shall be null and void, and all Earnest Monies shall be returned to Buyer(s). In either event, no right to damage or specific performance shall thereby arise against Seller, its agents and/or assigns.
- 18. This Contract of Sale is subject to the release of any prior contract for the subject property.

(Buyer(s))

(Seller)

19. INITIAL IS VACANT LAND:

The Buyer(s) and Seller acknowledge and agree that the subject property is vacant and that Paragraph 3(c), Paragraph 3(e), Paragraph 3(f) and Paragraph 13 of this Rider 1 are of no force or effect.

In the event any provision of this addendum conflicts in whole, or in part, with the terms contained in the main body of the Contract of Sale, the provisions of this addendum will control, and conflicting terms in the Contract of Sale are hereby considered deleted and expressly waived by both Buyer(s) and Seller. This Addendum shall survive the closing and delivery of the Deed.

Buyer(s) agree by signature below that he/she is waiving any remedies he/she may have, by statute and by common-law or both, except for those which are not legally waivable.

I/WE APPROVE, ACCEPT, CONFIRM AND ACKNOWLEDGE THAT THIS ADDENDUM SHALL BE MADE, AND IS PART OF THE REAL ESTATE CONTRACT OF SALE:

Buyer(s):

By: \_\_\_\_\_

Date: \_\_\_\_\_

Sellers:

By: \_\_\_\_\_

Date: \_\_\_\_\_



UNOFFICIAL COPY

0010394045

EXHIBIT A

THE NORTHEAST 1/4 OF LOT 12 (EXCEPT THE EAST 7 INCHES AND EXCEPT THE WEST 2 1/4 INCHES AND EXCEPT STREET) OF THE NORTH 1/2 OF LOT 12 (EXCEPT THE WEST 45 FEET THEREOF) IN TURNER'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-12-121-018-0000

Commonly Known As: 2709 W. Washington, Chicago, Illinois

After recording, please return to:

Daniel G. Lauer & Associates, P.C.  
1424 W. Division Street  
Chicago, IL 60622

Property of Cook County Clerk's Office