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Cook County Recorder 29.50



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**Memorandum of Recording**

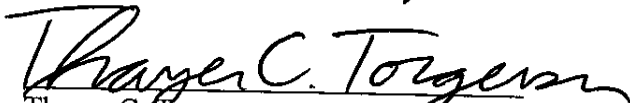
KNOW ALL MEN BY THESE PRESENTS that Orlando Morales, of 1440 North Leavitt Avenue, Chicago, Illinois, claims an interest as contract purchaser in the following described real estate situated in the County of Cook, State of Illinois; to wit:

Lots 13 and 14 in Block 3  
in Resubdivision of Blocks  
11 and 12 in the Resubdivision  
of Washington Park Club  
Addition to Chicago, a Subdivision of the  
South 1/2 of the Southeast 1/4 of Section  
15, Township 38 North, Range 14, East  
~~1/4~~ of the 3rd Principal Meridian in  
Cook County IL

Address: 6139 South Vernon Avenue, Chicago, Illinois 60637

P/N 20-15-409-012

Dated this 28<sup>th</sup> day of August, 2001

  
Thayer C. Torgerson, attorney for Orlando Morales

Prepared by: Thayer C. Torgerson 2400 North Western Avenue, Chicago, Illinois 60647  
Return to: Thayer C. Torgerson 2400 North Western Avenue, Chicago, Illinois 60647

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AMERICAN NATIONAL  
Title Insurance Corporation

RESIDENTIAL REAL ESTATE SALES CONTRACT

This Contract is approved by the Will County Association of REALTORS®, Inc. and the Will County Bar Association

(Amended 5/1/78)  
THE PARTIES ARE CAUTIONED THAT THIS DOCUMENT WITH ITS ATTACHED RIDERS NUMBERED ARE LEGALLY BINDING AND THAT THEY SHOULD SEEK LEGAL COUNSEL

1. SALE OF REAL PROPERTY: Buyer(s) URLANDO MORALES  
shall purchase and Seller(s) OPAL CARD (PLEASE PRINT)

shall sell to Buyer(s) at the price of \$ 230,000 (PLEASE PRINT)

the following described real estate: LEGAL DESCRIPTION:

PIN # \_\_\_\_\_ County of COOK with a street address, city and zip code of 6139 S. VERMUN CHICAGO IL 60637 with approximate lot dimensions of PER SURVEY, together with all existing improvements (hereinafter referred to as the "Premises").

2. FIXTURES AND PERSONAL PROPERTY: All of the fixtures and personal property stated herein are owned by Seller and to Seller's knowledge are in operating condition on Contract Date, unless otherwise stated herein. Seller agrees to transfer to Buyer, all heating, electrical and plumbing systems together with the following items of personal property by Bill of Sale: (Check or enumerate applicable items)

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Refrigerator       | <input checked="" type="checkbox"/> All Carpeting excluding Area Rugs | <input checked="" type="checkbox"/> Fireplace Screen(s)/Door/Grate                    | <input checked="" type="checkbox"/> Central Air Conditioning    |
| <input checked="" type="checkbox"/> Oven/Range/Toaster | <input checked="" type="checkbox"/> All Window Treatments & Hardware  | <input checked="" type="checkbox"/> Fireplace Gas Logs                                | <input checked="" type="checkbox"/> Electronic/Media Air Filter |
| <input checked="" type="checkbox"/> Microwave          | <input checked="" type="checkbox"/> Built-in or Attached Shelving     | <input checked="" type="checkbox"/> Existing Storms & Screens                         | <input checked="" type="checkbox"/> Central Humidifier          |
| <input checked="" type="checkbox"/> Dishwasher         | <input checked="" type="checkbox"/> Smoke Detectors                   | <input checked="" type="checkbox"/> Security System(s)                                | <input checked="" type="checkbox"/> Sump Pump(s)                |
| <input checked="" type="checkbox"/> Garbage Disposal   | <input checked="" type="checkbox"/> Ceiling Fan(s)                    | <input checked="" type="checkbox"/> Intercom System                                   | <input checked="" type="checkbox"/> Water Softener (owned)      |
| <input checked="" type="checkbox"/> Trash Compactor    | <input checked="" type="checkbox"/> TV Antenna                        | <input checked="" type="checkbox"/> Central Vac & Equipment                           | <input checked="" type="checkbox"/> Outdoor Shed                |
| <input checked="" type="checkbox"/> Washer             | <input checked="" type="checkbox"/> Window Air Conditioner(s)         | <input checked="" type="checkbox"/> Electronic Garage Door Opener with transmitter(s) | <input checked="" type="checkbox"/> Attached Gas Grill          |
| <input checked="" type="checkbox"/> Dryer              | <input checked="" type="checkbox"/> Home Warranty \$ _____            |   | <input checked="" type="checkbox"/> All Planned Vegetation      |

Other items included: \_\_\_\_\_

Items NOT included: SUBJECT TO THE INSPECTION OF ALL UNITS WITHIN TEN DAYS OF ACCEPTANCE BY BUYER  
Seller warrants to Buyer that all fixtures, systems and personal property included in this Contract shall be in operating condition at possession, except: \_\_\_\_\_ A system or item 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.

3. EARNEST MONEY: Buyer has paid \$ 5,000 as earnest money to be applied to the purchase price. The earnest money shall be held by COLDWELL BANKER RESIDENTIAL BROKERS INC ("Escrowee") for the mutual benefit of the parties hereto.

4. CLOSING DATE: The closing date shall be on July 30, 01, 20\_\_\_\_ (or the date, if any, to which said closing date is extended by reason of paragraph 21) at Buyer's lending institution or, if none, at the title company escrow office situated geographically nearest the property, or as shall be agreed mutually by the parties.

5. PAYMENT: The purchase price shall be paid in full at closing, plus or minus promissory, as follows (check which item(s) apply):

(1) By certified or cashier's check, bank draft, wire transfer or title company check.

(2) This Contract is contingent upon the ability of the Buyer to secure a firm written loan commitment for a mortgage loan in the amount of \$ 225,000 or such lesser sum as the Buyer accepts, at an interest rate not greater than 7%, with no more than 1 points and/or origination fees being charged for said loan for a term of not less than 30 years, or upon such other terms as the Buyer chooses to accept. Seller shall allow reasonable inspection of the Premises by the Buyer's lender and furnish any pertinent information requested by lender.

(3) F.H.A. Mortgage. Rider 402 shall be completed and executed by the parties.

(4) V.A. Mortgage. Rider 403 shall be completed and executed by the parties.

(5) Assumption of existing mortgage. Rider 404 shall be completed and executed by the parties.

(6) Financing by Seller. Rider 405 shall be completed and executed by the parties (Will County real estate only).

If the Buyer has submitted a written loan application, made a diligent good faith effort to procure a loan commitment and does not have a written loan commitment by July 27, 01, either the Buyer or the Seller shall have the option of declaring this Contract null and void by giving notice to the other party not more than five (5) calendar days after the date specified herein. In the event Buyer does not give notice of failure to obtain the loan commitment or Seller does not elect to declare this Contract null and void, then this Contract shall continue in full force and effect without any loan contingencies.

Unless Sale of Buyer's Real Estate Rider 405(A) is attached and made a part of this Contract, Buyer represents that his ability to obtain financing is not subject to the sale of his current residence. Buyer shall be deemed to have satisfied the financing conditions of this paragraph if he obtains a loan commitment in accordance with the terms of this paragraph even though the loan is conditioned on the sale of his current residence.

6. RESIDENTIAL REAL PROPERTY AND LEAD-BASED PAINT DISCLOSURES: Buyer has \_\_\_\_\_ has not  (check one) received a completed Illinois Residential Real Property Disclosure Report. If Premises were built before 1978, Buyer has \_\_\_\_\_ has not  (check one) received a Lead Paint EPA Pamphlet and Buyer has \_\_\_\_\_ has not  (check one) received a Lead-based Paint Disclosure. If applicable, Rider 410 is attached.

7. POSSESSION: Possession shall be granted to Buyer at the time of closing unless Rider 407 is attached hereto.

8. COMMISSION: A real estate commission shall be paid in accordance with the terms of the listing agreements of the respective parties.

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rights, or trustee's deed if applicable... provided none of which shall make void the reasonable use of the Premises as a residence: (a) General real estate taxes not due and payable at the time of closing; (b) Special taxes and assessments confirmed after the Contract Date; (c) Building, building lines, use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the Premises; (e) Public and utility easements which serve the Premises; (f) Public roads and highways, if any; (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (h) Party wall rights and agreements; and (i) Limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

10. ZONING DISCLOSURE: (a) If the Premises are located within the City of Joliet and are not improved with a detached single-family residence, Rider 408 shall be attached hereto by the Seller and made a part of this Contract. The failure of the Seller to attach Rider 408 shall not void the Contract. (b) If the Premises are located within Grundy County, Seller shall provide Buyer with a zoning certificate from the applicable zoning office not less than ten (10) business days prior to Closing. If the current use of the property is a nonconforming use, the Buyer may cancel this contract by giving written notice within five (5) business days of the receipt of the certificate. If Seller notifies Buyer in writing not less than ten (10) business days prior to Closing that the subject property is located within a municipality that will not issue a zoning certificate, then Seller shall be excused from the requirements of this paragraph and Buyer shall assume all responsibility for determining the zoning of the property and the suitability or conformity of the existing use thereon.

11. LAND TRUST BENEFICIARY: If either the Buyer or Seller under this Contract is an Illinois Land Trust, the individual beneficiaries thereto have signed their names to this Contract to indicate they are the beneficiaries of said Trust in order to guarantee the performance of this Contract and to indicate that they hold the power of direction with regard to said trust.

12. COUNTER OFFERS AND COUNTERPARTS: If Seller has not accepted this Contract on or before three (3) calendar days from the date of execution by Buyer, this Contract shall be considered null and void. Any counter offers shall be subject to the same requirements. After acceptance, the Seller shall deliver to Buyer a duplicate original of the Contract duly executed by Seller. This Contract may be executed in counterparts, each of which for all purposes shall be deemed an original. This Contract may also be executed and delivered by fax and such execution shall be relied upon by all parties and shall constitute original signatures.

13. ATTORNEY'S MODIFICATION: The terms of this Contract and all Riders attached, except the purchase price, are subject to good faith modification (which may include additional terms) by the attorneys for the parties within five (5) business days from the Contract Date. Notice of modification by any party shall be in writing stating the specific terms to be modified and the proposed revisions. The modifications must be accepted, rejected or modified by the other party within five (5) business days from the effective date of the notice of the first proposed modifications. FAILURE TO RESPOND TO THE PROPOSED MODIFICATIONS WITHIN THE TIME SET FORTH HEREIN SHALL BE DEEMED ACCEPTANCE OF THE MODIFICATIONS. No other offer may be accepted during the modification period unless the offer is contingent upon termination of this Contract. If all or some of the proposed modifications are not accepted, the party proposing the modifications shall have the right within two (2) business days after the effective date of the notice of rejection of any or all of the proposed modifications to accept the Contract without the proposed modifications or with the accepted modifications, if any, or declare the Contract null and void. Receipt of notice of proposed modifications shall not extend any time periods in the Contract. If no proposed modifications are requested by any party within five (5) business days of the Contract Date, the provisions of this paragraph will be inoperative and the Contract will remain in full force and effect.

14. INSPECTIONS: (a) Buyer or Buyer's agent shall have the right to inspect the Premises (including common elements, if any), at Buyer's expense at a reasonable time within ten (10) calendar days of the Contract Date. 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, roof, walls, 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, \$600.00 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 shall serve notice upon Seller of any deficiencies disclosed by the inspection that exceed the dollar limitation set forth herein, together with a copy of the report within ten (10) calendar days after the Contract Date. Seller shall, within five (5) calendar days thereafter, notify Buyer that (i) Seller will repair such deficiencies; or (ii) Seller will, at closing, credit Buyer in an amount equal to the reasonable cost of the repair of such deficiencies; or (iii) Seller will neither repair nor provide a credit. Upon receipt of Seller's notice, Buyer, at Buyer's option, shall within five (5) calendar days notify Seller of Buyer's election to either proceed with the transaction or declare the Contract null and void in which case all earnest money shall be promptly refunded to Buyer. IN THE EVENT BUYER DOES NOT NOTIFY SELLER OF DEFICIENCIES WITHIN THE TIME SPECIFIED, THE CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT WITHOUT THIS CONTINGENCY. (b) At a prearranged reasonable time within seven (7) calendar days prior to date of closing, Buyer shall have the right to inspect the Premises at Buyer's expense to determine that the Premises are in the condition called for by the terms of the Contract. If there has been a change in the condition of the Premises since the Contract Date, the Seller shall correct the Premises to the same condition as it was on the Contract Date or as called for by the terms of the Contract.

15. TERMITE INSPECTION: Within ten (10) calendar days of the Contract Date, the Seller at Seller's expense shall deliver to Buyer a written report of 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 Contract 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 has the option within seven (7) calendar days of 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.

16. WELL AND SEPTIC TEST: (Check one)

- [ ] The subject property is served by a community or municipal water and sewage treatment system (well and septic test provision inapplicable).
[ ] The subject property is not served by a community or municipal water and/or sewage treatment system. Seller at Seller's 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. Such tests shall be performed not more than sixty (60) calendar 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.

17. FLOOD PLAIN: The Buyer shall have the option of declaring the Contract null and void within seven (7) calendar days of receipt of any notice, including the Residential Real Property Disclosure Report, that the Premises are located in a special flood plain hazard area which requires the Buyer to carry flood insurance.

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or in equity. The prevailing party shall be entitled to collect reasonable attorney's fees and costs from the losing party.

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19. **RELEASE OF EARNEST MONEY:** 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 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 all costs, including reasonable attorney's fees, 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.

20. **GOVERNMENTAL NOTICES:** Seller represents that Seller has not received any notice from any governmental body of any ordinance, zoning or building code violation, condemnation proceeding or pending rezoning or special assessment proceedings or special service areas affecting the Premises.

21. **TITLE:** (a) At least seven (7) calendar days prior to the closing date, Seller shall furnish to Buyer, at the expense of Seller, a commitment issued by a title insurance company licensed to do business in the State of Illinois to issue an owner's title insurance policy, on the current form of American Land Title Association Owner's Policy (or equivalent policy), including coverage over General Schedule B exceptions, in the amount of the purchase price covering the date hereof, subject only to: (1) the permitted exceptions as set forth in paragraph 9; (2) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing (an amount sufficient to secure the release of such title exceptions shall be deducted from the proceeds of sale due Seller at closing); and (3) acts done or suffered by or judgment against Buyer or those claiming by, through or under Buyer. (b) If the title commitment discloses unpermitted exceptions, Seller shall have thirty (30) calendar days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the closing date shall be delayed, if necessary, during said thirty (30) calendar day period to allow Seller time to have said exceptions waived. If Seller fails to have unpermitted exceptions waived or, in the alternative, to obtain insurance over such unpermitted exceptions within the time specified, Buyer may terminate the Contract between the parties or may elect, on notice to Seller, within ten (10) calendar days after the expiration of the thirty (30) calendar day period, to take the title as it then is, with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Buyer elects to terminate the Contract, this Contract shall be null and void and all monies paid by Buyer hereunder shall be refunded. (c) Every title commitment which conforms with subparagraph (a) shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to special exceptions therein stated. (d) Either party may require an escrow closing to be paid by the requesting party.

22. **SURVEY:** Not less than five (5) calendar days prior to the closing date, Seller shall at Seller's expense deliver a boundary line survey of the Premises, dated not more than six (6) months prior to the closing date, certified by a licensed surveyor, to the Buyer and the title company with all corners staked and showing all improvements, easements and building lines existing as of the Contract Date. If requested, Seller shall provide an affidavit verifying that no changes have occurred since the date of said survey. In the event the Premises is a condominium, only a copy of the pages showing said Premises on the recorded survey attached to the Declaration of Condominium shall be required.

23. **PRORATIONS:** Rents, accrued interest on any assumed mortgage, private service contracts and homeowners and/or condominium association dues and assessments, if any, shall be prorated as of the closing date. General real estate taxes, including special service areas, if any, for the Premises shall be prorated as of the closing date on the basis of the latest known assessment multiplied by the last known tax rate and any new multiplier less the nonestead exemption where applicable and senior citizen exemption, if applicable, and said proration shall be final. For sales where the most recent real estate bill is for a Premises which has not been assessed as fully improved for one calendar year, the general real estate taxes shall be prorated at the time of the receipt of the actual tax bill. All proration shall be made on a 365-day basis.

24. **STATEMENT OF ASSESSMENTS:** In the event the Premises is a townhome, condominium or otherwise subject to a homeowners' association, Seller shall prior to closing furnish Buyer a statement from the Board of Managers, Treasurer or Managing Agent of the homeowners' association certifying payment of assessments for common expenses through the closing date; and, if applicable, proof of a waiver or termination of any right of first refusal or general option contained in the Declaration of Condominium or any other documents required by Statute, Declaration, Bylaws or Covenants as a precondition to transfer of ownership. If any statement or information discloses anticipated capital expenses requiring a special assessment, Buyer at his option can declare this Contract null and void within five (5) calendar days of receiving said information.

25. **TRANSFER TAX STAMPS:** Seller shall pay for the State of Illinois and County Real Estate Transfer Tax Stamps. Any municipal transfer tax shall be paid by the party designated in the Ordinance of the Municipality imposing the tax except, if no party is designated, then the municipal transfer tax shall be paid by Seller.

26. **AFFIDAVIT OF TITLE:** Seller shall furnish Buyer at closing with an Affidavit of Title covering the closing date, subject only to those permitted exceptions set forth in paragraph 9 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 21. In the event that this Contract between the parties calls for title to be conveyed by a trustee's deed, the Affidavit of Title required to be furnished by Seller shall be signed by the beneficiaries of said trust.

27. **CLEAN CONDITION:** Seller shall leave the Premises in broom-clean condition. All refuse and personal property not to be conveyed to Buyer shall be removed from the Premises at Seller's expense by the possession date.

28. **SECTION 1445 AND FORM 1099 COMPLIANCE:** Buyer and Seller agree that if Seller is a "foreign person" within the meaning of Section 1445 of Internal Revenue Code, then Buyer shall withhold and deduct from sale proceeds a tax equal to 10% of the amount realized. This provision shall not apply if: (a) Seller furnishes to Buyer an affidavit stating under penalty of perjury, Seller's U.S. Taxpayer I.D. number, and that Seller is not a foreign person as defined by the Internal Revenue Code; or (b) the Premises are acquired by Buyer for use by Buyer as a primary residence, as defined by the Code, and the amount realized on the sale does not exceed \$300,000.00; or (c) there are any other exceptions permitted in Section 1445 of the Internal Revenue Code. If the lender or title company assumes no responsibility with regard to Form 1099 compliance, Seller shall have the responsibility for filing the necessary documentation to comply with Form 1099.

29. **NOTICES:** All notices required pursuant to this contract shall be in writing and signed by either the party or his attorney. Notice shall be given to the other party or his attorney if indicated or known by: (a) certified or registered mail, return receipt requested, and sent either to the address of the party or his attorney set forth herein or, if there is no address shown for the Seller, then to the address of the Premises, in which case notice shall be effective on the date of receipt; (b) personally served upon the other party or his attorney, in which case notice shall be effective on the date of delivery; or (c) fax to Seller, then to the address of the Premises. Notice by fax transmission shall be effective on the date of transmission if received by the other party no later than 3:00 p.m. Central Time. Notice to any one party of a multiple person party shall be sufficient service to all.

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30. BUSINESS DAYS DEFINED: Business days for the purpose of this Contract shall include Monday through Friday, except for the following: the first day of January (New Year's), the third Monday in January (Martin Luther King, Jr.), the 12th day in February (Lincoln's), the 3rd Monday in February (Presidents), the Friday preceding Easter Sunday (Good Friday), the last Monday in May (Memorial Day), the 4th day of July, the 1st Monday in September (Labor Day), the 2nd Monday in October (Columbus Day), the 11th day of November (Veteran's Day), the 4th Thursday in November (Thanksgiving), and the 25th day of December (Christmas).

31. MISCELLANEOUS:

- (a) The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.
- (b) This Contract and any Riders attached hereto embody the entire agreement and understanding between the Seller and Buyer and there are no other agreements, representations or understandings, oral or written, between the parties with respect to the subject matter of this Contract. No alteration, modification, amendment or change of this Contract shall be valid, unless in writing, signed by all parties or the attorneys for the parties.
- (c) This Contract shall be binding and inure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted assigns.
- (d) Where in this Contract masculine pronouns are used or words indicating the singular number appear, such words shall be considered as if feminine or neuter pronouns or words indicating the plural number were used where the context indicates the propriety of such use.
- (e) The invalidity of any paragraph or subparagraph of this Contract shall not impair the validity of any other paragraph or subparagraph. If any provision of this Contract shall be determined to be unenforceable, such provision shall be determined severable and the Contract may be enforced with such provisions severed or as modified by such court.

32. CONFIRMATION OF DUAL AGENCY: The undersigned Seller and Buyer confirm that they have previously consented to ~~specifically consent to~~ <sup>(Licensee)</sup> acting as a dual agent in providing brokerage service on their behalf and ~~(INITIAL AND COMPLETE WHERE APPLICABLE).~~

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BUYER(S)

Buyer(s) Initials

Date of Offer: 5-24-01

[Signature] 358-72-1968

Buyer (signature) Social Security No.

Buyer (signature) Social Security No.

SELLER(S)

Seller(s) Initials

Date of Acceptance: 5-31-01

[Signature] 382-44-900

Seller (signature) Social Security No.

Seller (signature) Social Security No.

ORLANDO MORALES

PRINT BUYER(S) NAME(S)

1440 N. LEAVITT

Address

Chicago, IL 60622

City State Zip

Phone Number(s)

PATRICIA CLEMONS

PRINT SELLER(S) NAME(S)

7638 S. CREGIER

Address

CHG, IL 60649

City State Zip

Phone Number(s)

IDENTITY OF BROKERS AND ATTORNEYS (Please complete when executing the Contract)

The Buyer's Broker whose designated Agent is shown below (is) (are) (agent of Buyer) (dual agent).

Broker: COLWELL BARKER MONIG-BELL

Address: 509 LOCKPORT ST, PLAINFIELD

Telephone Number: 1815 436-2232

Designated or Dual Agent: DAVID STELL

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

The Seller's Broker whose designated Agent is shown below (is) (are) (agent of Seller) (dual Agent).

Broker: COLWELL BARKER - CHATHAM

Address: 9244 S. STONY ISLAND

Telephone Number: \_\_\_\_\_

Designated or Dual Agent: \_\_\_\_\_

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_