

CLAIM OF LIEN

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2001-10-19 16:07:31
Cook County Recorder 37.50

STATE OF ILLINOIS
COUNTY OF COOK



0010978140

COOK COUNTY
RECORDER
RENEE "RENE" MOORE
MARKHAM OFFICE

ABOVE SPACE FOR RECORDER'S USE ONLY

BEFORE ME, the undersigned Notary Public, personally appeared RENEE HARDIN who duly sworn says that he is the RENEE HARDIN whose address is 848 EAST 40TH ST CHICAGO, ILLINOIS and that in accordance with a contract with BENJAMIN E. WEAVER lienor furnished labor services or materials consisting of:

A SALES CONTRACT IN THE AMOUNT OF \$101,900.00 DATED, ACCEPTED, AND SIGNED ON JULY 06, 2001 THAT THE SELLER REFUSED TO REFUND. UPON HOUSE INSPECTION NUMEROUS REPAIRS WERE NEEDED THAT WASN'T DISCLOSED TO BUYER PRIOR TO INSPECTION.

On the following described real property in COOK County, State of ILLINOIS, described as 10016 SOUTH SANGAMON, CHICAGO ILLINOIS LEGAL ATTACHED WITH TAX I.D. # and owned by BENJAMIN E. WEAVER AND/OR ALL UNKNOWN OWNERS of a total value of ONE THOUSAND & NO CENTS dollars (\$1000.00) of which there remains unpaid \$1000.00, GIVEN BY BUYER ON JUNE 29, 2001 CHECK NUMBER # 413 CASHED ON JULY 11, 2001. and (if required) that the lienor served copies of the notice on the SELLER on October 18, 2001, by MAIL.

TAX ID. 25-08-412-024-0000

Renee Hardin
RENEE HARDIN LIENOR

On October 18, 2001 before me, Renee Hardin, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Affiant Known Produced ID
Type of ID DL #G35-7206-3864



11/19/02



SELLER: OWNER OF RECORD

ADDRESS: 10016 S SANGAMON Chicago IL 60643

BUYER: KEEFE & EDWARD HARDIN

ADDRESS: 848 E 40th St Chicago IL 60653

- 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: 10016 S SANGAMON Chicago IL

LOT SIZE APPROXIMATELY: 25 x 125 feet

IMPROVED WITH A SINGLE FAMILY HOUSE.
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 satellite 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: THIS CONTRACT IS CONTINGENT UPON SELLER PAYING 30% OF PURCHASE PRICE TO BE APPLIED TOWARDS BUYER'S CLOSING COST AND DEED TAXES.

PURCHASE PRICE \$ 101,900

EARNEST MONEY DEPOSIT \$ 1000
in the form of (cash), (personal check), (cashier's check) or judgment note

BALANCE DUE AT CLOSING \$ 100,900

FINANCING: This Contract is contingent upon Buyer securing within 25 days of acceptance hereof, written mortgage commitment on the real estate herein in the amount of \$ 98,843 or such lesser sum as Buyer accepts, with interest not to exceed 8 % per year to be amortized over 30 years, the origination fee for such loan not to exceed ONE %, plus loan processing fees, if any. Buyer shall make written application for such loan within 6 business 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. In the absence of the notice as herein provided, it shall be conclusively presumed that the purchaser either has procured such firm commitment or will complete the transaction without such financing. 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 on 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 conditional upon the sale, closing or rental of other real estate, and fails to close this transaction as agreed.

CLOSING: The closing shall be on or before JULY 31, 2001 or 20 days after the notice that financing has been procured if above Paragraph is operative, at the office of Buyer's lender, or THE COMPANY

POSSESSION: (Select one applicable option)
 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 expenses during said period, and shall deliver possession of the real estate in the same condition as it is on the date of closing. Should Seller fail to deliver possession as agreed, Seller shall pay to Buyer beginning on the _____ day after closing, the sum of \$ _____ 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 judgement for possession. Seller further agrees to reimburse Buyer for all reasonable attorney's fees and court costs Buyer may incur in the enforcement of his rights pursuant to this provision.

B.H. Hill

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, THE HOME INSPECTION CONTINGENCY SHALL BE DEEMED WAIVED BY THE BUYER AND NO LONGER A PART OF THIS REAL ESTATE CONTRACT.

HOME WARRANTY: Seller agrees to purchase and provide a One year home warranty issued by HWA at the time of closing at a cost of \$ 460.00

WELL AND SEPTIC TEST: (Select one applicable option)
[X] 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 30 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 the Buyer, shall become null and void, and all earnest money shall be refunded to Buyer.

FLOOD PLAIN: Buyer shall have the option of declaring the 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 Kelmax South Sumar (Escrowee) for the benefit of the parties hereto, and applied to the purchase price at closing.

If Buyer defaults, all earnest money shall be forfeited to Seller, subject to Seller's obligations under any real estate listing agreement, provided however, that such forfeiture shall not be the exclusive remedy of Seller, and Seller shall retain said forfeited earnest money without prejudice to any other remedy Seller has at law or in equity. If Seller defaults, the earnest money, at the option of the Buyer shall be refunded to the Buyer, but such refund shall not release Seller from his obligations under this Contract or in any way limit or restrict the right of Buyer to pursue other legal or equitable remedies. (THERE SHALL BE NO DISBURSEMENT OF EARNEST MONEY UNLESS ESCROWEE HAS BEEN PROVIDED WITH A WRITTEN AGREEMENT FROM SELLER AND BUYER.) In the event of any default or non performance by either of the parties, and should there be no agreement by the parties as to the disposition of the earnest money, Escrowee may give written notice to all parties of Escrowee's intention to file, thirty (30) days thereafter, an action with the appropriate Circuit Court in the nature of an interpleader for the purpose of depositing the earnest money with the Clerk of the Circuit Court. The Escrowee shall be reimbursed from the earnest money for all court costs related to the filing of the interpleader action.

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.

MEDIATION: All disputes or claims between the Seller and Buyer which arise subsequent to closing of this transaction may be submitted for settlement and resolution to mediation under the Commercial Mediation rules of the American Arbitration Association. The party submitting the action to mediation shall pay the costs of mediation, however, any party who obtains legal representation shall pay their own attorney's fees. The mediation conference shall be scheduled at the offices of the American Arbitration Association in Chicago, Illinois.

- 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.
(b) Seller represents that he has not received any notice from any governmental body of any ordinance, zoning or building code violation, condemnation proceeding, pending rezoning or special assessment proceedings affecting the property.
(c) All notices herein required shall be in writing and served upon the parties at the addresses shown on this Contract or upon the attorney for such party. In the event the name and address of the Seller or the attorney for the Seller is unknown, written notice may be served upon the listing broker as agent for such Seller. Facsimile transmission of any offer, acceptance, notice or rider herein provided to the parties, their broker or attorney, shall constitute sufficient notice or acceptance. Original documents shall be forwarded in all instances within seven (7) business days of such notice. Notice to any one party of a multiple person party shall be sufficient service to all.
(d) This Contract and any Riders attached hereto shall constitute 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, or amendment to this Contract shall be valid unless in writing and signed by all parties.

Seller shall deposit the sum of \$_____ in escrow with the Seller's attorney 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 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 disclosed 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 laws 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 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 8 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 commissions 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 five (5) 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 revision. **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 foundations. 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 \$_____, 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 hereafter, 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

- (e) This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted assigns.
- (f) This contract is subject to the provisions of Public Act 89-111 known as the Residential Real Property Disclosure Act, the terms of which are expressly incorporated herein and made a part of this Contract. The Seller represents that the information contained in the disclosure is accurate as of the Contract Date.
- (g) 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 is determined to be unenforceable by a court, such provision shall be deemed severable and this Contract may be enforced with such provision severed or as modified by such court.
- (h) Prior to closing, Buyer shall have the right to enter into and make a final inspection of the premises to determine that the premises are in the condition required by the terms of the Contract. If there has been an adverse change in the condition of the premises since the Contract Date, the Seller shall restore the premises to the same condition as it was on the Contract Date, or as called for by the terms of the Contract.
- (i) 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.
- (j) If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, the provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall apply.
- (k) If 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 their performance of the Contract and to indicate that they hold the sole power of direction with regard to said trust.
- (l) 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 where used where the context indicates the propriety of such use.

This Contract and Riders numbered 8 4 RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT and LEAD BASED PAINT DISCLOSURE, unless inapplicable, are attached hereto and incorporated herein, shall be executed by Buyer and Seller and one copy thereof delivered to Seller and one copy delivered to Buyer.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.

BUYER(S): Renee Hardin
 BUYER(S): Robert Hardin
 Date of Offer: 06/29/01
 (The parties shall have _____ hours to accept, counter, or reject this offer).

SELLER(S): Benjamin Collins 7/06/01
 SELLER(S): _____
 Date of Acceptance: 7/06/01
 (This date shall be inserted only after the parties hereto have agreed to all the terms and conditions of this Contract and is also referred to herein as the Contract Date).

IDENTITY OF BROKERS AND ATTORNEYS

Buyer's Broker: Coldwell Banker
 (Please complete when executing the Contract)
 Address: 4244 S. Skidway Island
 Telephone: 773-956-5600
773-956-5606
 (Designated) or (Dual Agent): (select one)
LYNNE A. HARRIS
 (Agent's Name)
 Buyer's Attorney: STANLEY A. KERNAS
 Address: 5400 S. Shore
 Telephone: 773-955-1088
 Fax: 773-955-9511

Seller's Broker: ReMax South Suburb
 (Please complete when executing the Contract)
 Address: 19740 Governor's Hwy
 Telephone: 708-798-1999
708-959-5677
 (Designated) or (Dual Agent): (select one)
MARY ELLEN MASCOMBE
 (Agent's Name)
 Seller's Attorney: Carl Walker
 Address: _____
 Telephone: (312) 920-0900
 Fax: (312) 920-0913

RIDER A TO REAL ESTATE CONTRACT

This Rider is attached to and incorporated by reference into the contract dated June 29, 2001, made by and between owner of record, hereinafter referred to as "Seller" and Renee and Edward Hardin, hereinafter referred to as "PURCHASER", for the property located at 10016 S. Sangamon, Chicago, Illinois. It is agreed by And between the parties as follows:

- 1. The parties agree that Seller shall grant to Buyers a \$3000.00 credit for appliances.

Date 7/06/01

Date 07/05/01

Benjamin Elkan
SELLER

Renee Hardin
PURCHASER

Edward Hardin
PURCHASER

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RELEASE OF EARNEST MONEY FORM



CORPORATE HEADQUARTERS
2700 SOUTH RIVER ROAD, SUITE 400
DES PLAINES, IL 60018-4119
BUS. (847) 299-8100
FAX (847) 299-3169

RE: Contract for sale of property at:

10016 So. SANGAMON
Chicago, Ill. 60643

Sale #: 4363-01-5327

Seller(s): BENJAMIN E. WEAVER

BUYER: Edward Hardin

Buyer(s): RENEE' HARDIN

Contract Date: 6-29-01

The undersigned Seller(s) and Buyer(s) in the above referenced transaction mutually authorize and direct ~~the undersigned~~ to disburse the earnest money deposit it has been holding for the mutual benefit of the parties to this transaction as follows:

Seller(s): \$ ||||| Edward Hardin - Buyer's
Buyer(s): \$ 1,000⁰⁰ Renee' Hardin Buyer's

Further, and in consideration of the foregoing, Buyer(s) and Seller(s) mutually agree to release each other and Coldwell Banker from any and all claims arising out of or in any way connected with this transaction.

ALL PARTIES SIGNING ORIGINAL SALES CONTRACT MUST SIGN BELOW.

SELLER(S):

*BUYER(S): Edward Hardin
Renee' Hardin
848 E. 40th Street apt. 1
Chicago Ill. 60653

Dated: _____

Dated: 08/17/01
Natalie J. Cooper
Date: 8-17-01

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FHA AMENDATORY CLAUSE AND REAL ESTATE CERTIFICATION



THIS RIDER IS MADE A PART OF AND INCORPORATED INTO THAT CERTAIN REAL ESTATE CONTRACT DATED 6/29 2001 FOR THE SALE OF THE PROPERTY COMMONLY KNOWN AS 7104 S Woodlawn Chicago ILLINOIS,
 ENTERED INTO BY Owner of Record (SELLER) AND Renee & Edward Hardin (PURCHASER).

It is expressly agreed that, notwithstanding any other provisions of the contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered to the Purchaser a written statement issued by the Federal Housing Commissioner or a Direct Endorsement Lender setting forth the appraised value of the property (excluding closing costs) of not less than the purchase price which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and option of proceeding with the consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the property. The Purchaser should satisfy himself that the price and condition of the property are acceptable.

Furthermore, the Seller, the Purchaser, the broker's and/or parties involved in this transaction certify, to the best of their knowledge and belief, that the terms of the purchase contract are true and that there are no other parties or undisclosed arrangements in connection with this transaction.

Any certifications, including, but not limited to heating, plumbing, electrical, roofing and termites, when required by FHA or other governmental authority shall be paid as follows: Seller

Seller agrees to make any repairs required by FHA or other governmental authority prior to closing, provided said repairs do not exceed \$ 500.00. Purchaser and/or Seller however, shall have the option of paying for the repairs in excess of the above stated amount. In the event the cost of completing the repairs, exceeds the above stated amount, then either party may at his option cancel this contract. In which case all earnest money shall be refunded to Purchaser, and there shall be no further liability on the part of either party.

Renee Hardin
(Purchaser)

Benjamin A. Moore
(Seller)

Edward Hardin
(Purchaser)

(Seller)

Benjamin A. Moore
(Real Estate Broker-Selling Agent)

(Real Estate Broker-Listing Agent)



70-7289/2719
7020049041

413

RENEE HARDIN
PH. 773-624-7378
848 E 40TH STREET 1ST FL
CHICAGO, IL 60653

DATE 06/29/01

RENEE
PAY TO THE ORDER OF Kelma South Suburban \$ 1000.00
one thousand dollar DOLLARS

Bank **Financial** F.S.B.
1001 East Chicago
MEMO East Money 010816 *Renee Hardin*

⑆ 271972899⑆ 7020049041⑆ 0413 ⑆0000100000⑆

Property of Cook County Clerk's Office

ENDORSE HERE

PAY TO THE ORDER OF
BANK OF HOMEWOOD
HOMEWOOD, IL FOR DEPOSIT ONLY
071922078
REMAX SOUTH SUBURBAN REALTORS
ESCROW ACCOUNT
0101023020

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

10/11/2012
10/11/2012
10/11/2012

20010712 103516

12
10000191
Security Features listed below, as well as those listed, exceed industry guidelines.
Results of document alterations:
• Small type in signature line appears as dotted line when photocopied
• Stains or spots may appear with chemical alteration
• Omission of full accept
• Absence of Original Document
• Variance on back of check
FEDERAL RESERVE BOARD OF GOVERNORS, E.G. 02

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LOT 5 Block 7 in SUB OF B1Ks 1,217,48 of
Hills SUB of

E. 1/2 S.E. 1/4 Sec. 8-37-14 EAST of ^{the} THIRD
PRINCIPLE Meridian in COOK County STATE
of ILLINOIS.

Tax ID # 25-08-412-024-000
Legal Address. 7819 S. Hamilton
Chicago, IL 60620

Property of Cook County Clerk's Office

MAIL TO: Save Cash.
3160 Poplar Lane
CRETE, IL 60417



VOLUME PROPERTY INDEX NUMBER TOWNSHIP NEIGHBORHOOD
 455 25-08-412-024-0000 LAKE 324
 PROPERTY CLASSIFICATION 2-03 - ONE STORY RESIDENCE, ANY AGE.
 1,000 TO 1,800 SQ.FT.

1. APPROXIMATE AGE -- 77 years	11. A.GARAGE SIZE -- 1 car
2. RESIDENCE TYPE -- one story	12. APPROX. BLDG. SQ.FT. -- 1,075
3. RESIDENCE USE -- single family	13. APPROX. LAND SQ.FT. -- 3,660
4. NUMBER OF APARTMENTS -- none	14. IRREGULAR LOT -- no
5. EXTERIOR CONST. -- masonry	15. SITE DESIRABILITY -- not relevant
6. A.NUMBER OF FULL BATHS -- 01	16. PLAN OF DESIGN
7. B.NUMBER OF HALF BATHS -- 0	17. STATE OF REPAIR -- average
8. A.BASEMENT FINISH -- unfinished	18. RENOVATED
9. B.ATTIC TYPE -- full	19. ROOF -- shingle/asphalt
10. A.ATTIC FINISH -- living area	20. OTHER IMPROVEMENT -- no
9. CENTRAL AIR -- no	21. PRORATED -- no
10. NUMBER OF FIREPLACES -- 0	22. RELATED PARCEL NUMBER

10/19/2001

Property of Cook County Clerk's Office