



To: James and Debbie Haidos SELLER DATE: May 11, 2000

I/We offer to purchase the property known as 333 N. Jefferson # 305 Chicago 60661

including parking space number 3 (check applicable) X deeded limited common element assigned.

FIXTURES AND PERSONAL PROPERTY. Seller agrees to transfer to Purchaser by a Bill of Sale, all heating, electrical, and plumbing systems together with the following: (check or enumerate applicable items)

- Antenna, Washer, Central air conditioner, Electronic garage door(s) with 2 remote units(s)
Refrigerator, Dryer, Window air conditioner, Fireplaces and equipment
Oven/Range, Sump pump, Electronic air filter, Fireplace gas log
Microwave, Water softener (if not rental), Central humidifier, Firewood
Dishwasher, Wall to wall carpeting, if any, Ceiling fan, Existing storms & screens
Garbage disposal, Built-in or attached shelving, Outdoor Shed, Attached book cases and cabinets.
Trash compactor, Smoke and carbon monoxide detectors, All planted vegetation, Radiator covers
Window shades, attached shutters, draperies & curtains, hardware & other window treatments
Security system (if not leased)

Other items included:

1. Purchase Price \$ 326,000.00
2. Initial earnest money \$ 17,000.00 in the form of 18,000.00 personal check shall be held by (Escrowee) to be increased to 10,845.00 within 10 business days after acceptance hereof.

Said initial earnest money shall be returned and this contract shall be void if not accepted by Seller on or before the earnest money is in excess of Five Thousand Dollars (\$5,000.00), the earnest money shall be deposited by

with the laws of the State of Illinois with interest payable to Purchaser at closing. Purchaser and Seller shall execute all documents necessary to establish any such escrow account and Purchaser shall assume all account service fees, if any. An original of this contract shall be held by Listing Broker.

3. The balance of the purchase price shall be paid at the closing, plus or minus prorations, as follows (STRIKE THROUGH INAPPLICABLE SUBPARAGRAPHS):

(a) Cash, Cashier's check, or Certified Check or any combination thereof.
(b) Purchase Money Note and Trust Deed or Article of Agreement for Deed. See Rider 10.
(d) Mortgage Contingency. This contract is contingent upon Purchaser securing by June 12, 2000 (date) 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 \$ 250,309.700, the interest rate (or initial interest rate if an adjustable rate mortgage) not to exceed 7.325% per annum, amortized over 30 years, payable monthly, loan fee not to exceed 0% plus appraisal and credit report fee, if any. If said mortgage has a balloon payment, it shall be due no later than 30 years. Purchaser shall pay for private mortgage insurance if required by lending institution. If Purchaser does not obtain such commitment, Purchaser shall notify Seller in writing by the aforesaid date. If Seller is not so notified, Seller may, within an equal number of additional days, secure a mortgage commitment for Purchaser upon the same terms, and shall have the option of extending the closing date up to the same number of days. Said commitment may be given by Seller or a third party. Purchaser shall furnish all requested credit information, sign customary documents relating to the application and securing of such commitment, and pay one application fee as directed by Seller. If Purchaser notifies Seller as above provided, and Seller or Purchaser does not secure such commitment as above provided, this contract shall be null and void and all earnest money shall be returned to Purchaser.

4. At closing, Seller shall execute and deliver to Purchaser, or cause to be executed and delivered to Purchaser, a recordable Warranty Deed with Release of homestead rights (or other appropriate deed if title is in trust or in joint estate) or Articles of Agreement, for such a deed if that portion of subparagraph 3(d) is applicable, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1999 and subsequent years; the mortgage or mortgages referred to in paragraph 3 on the reverse side hereof and/or Rider 7, if applicable. Seller represents that the 1998 general real estate taxes are \$ 169.00. General real estate taxes shall be prorated at % of the most recent ascertainable tax bill at closing. (Second installment only) - until first installment has not been paid in full, then first installment to be paid in full in addition to second installment.

5. Seller represents that as of the date of acceptance hereof the regular monthly assessment pertaining to this unit is \$ 169.00; a special assessment has/has not (strike one) been levied. The original amount of the special assessment pertaining to this unit was \$ ; and the remaining amount due at closing will be \$ ; and all shall not (strike one) be assumed by the Purchaser as of the closing date. Seller shall furnish Purchaser a statement from the proper condominium representative certifying that Seller is current in payment of assessments, and, if applicable, proof of waiver or termination of any right of first refusal or similar options contained in the Declaration of Condominium or bylaws thereof for the transfer of ownership. Additionally, the Seller shall deliver to Purchaser the Condominium Declaration including all amendments and bylaws thereto, rules and regulations, and the prior and current years' operating budgets within 5 days of acceptance hereof. Seller agrees to pay any applicable processing/moveout/transferring fees as required by the Condominium Association and Purchaser agrees to pay the credit report and move-in fee if required by the Association. If the right of first refusal or similar option is exercised, this contract shall be null and void and the earnest money returned to Purchaser, but the Seller shall pay the commission pursuant to paragraph 9 below.

6. Closing or escrow payout shall be on or before June 13, 2000 (except as provided in paragraph 3(c) above), provided title has been shown to be good or is accepted by Purchaser, at the office of Purchaser's mortgagee or at title - downtown (Ege Loop)

7. Seller agrees to surrender possession of said Premises on or before at closing, provided this sale has been closed. If possession is not delivered at closing, then at closing, Seller shall pay to Purchaser \$ ; provided this sale has been closed. If possession is not delivered after closing up to and including the date possession is to be surrendered or on a monthly basis, which ever period is shorter and the provisions of paragraph 22 on the reverse shall apply. Purchaser shall refund any payment made for use and occupancy beyond the date possession is surrendered.

8. Premises are (strike one) subject to the Residential Real Property Disclosure Act. Purchaser has (strike one) received the Residential Real Property Disclosure Report.

9. The Real Estate Brokers named below shall be compensated in accordance with their agreements with their clients and/or any offer of compensation made by the Listing Broker in a multiple listing service in which the Listing and Cooperating Broker both participate.

10. DUAL AGENCY CONFIRMATION OF CONSENT: The undersigned confirm that they have previously considered (licensee) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document.

Seller(s) initials Purchaser(s) initials

11. It is agreed by and between the parties hereto that their respective attorneys may make modifications to the Contract other than sales price, broker's compensation and dates, mutually acceptable to the parties. If within 10 business days after acceptance of the Contract it becomes evident an agreement cannot be reached by the parties hereto regarding the proposed modifications of their attorneys and written notice thereof is given to either Party within the period specified herein, then this Contract shall become null and void and all monies paid by the Purchaser shall be refunded upon joint written direction of both parties to escrowee. 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 BE IN FULL FORCE AND EFFECT.

12. Purchaser's obligation to purchase under the Contract is subject to the inspection (including any inspection for wood boring insects) and approval of the condition of the property by the Purchaser or Purchaser's agent, at Purchaser's expense, within 10 business days from the date of acceptance of this Contract. Purchaser shall indemnify Seller from and against any loss or damage to the property caused by the acts or omissions of Purchaser or Purchaser's agent performing such inspection. In the event the condition of the property is not approved, written notice shall be given to the Seller or Seller's agent by the Purchaser within the time specified for approval, and thereupon, Seller's obligation to sell and Purchaser's obligation to purchase under this Contract shall become null and void and all monies paid by the Purchaser shall be refunded upon joint written direction of both parties to escrowee. 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 BE IN FULL FORCE AND EFFECT.

13. THIS CONTRACT IS SUBJECT TO THE PROVISIONS APPEARING ON THE REVERSE SIDE AND THE FOLLOWING RIDERS ATTACHED HERETO AND MADE A PART HEREOF see rider attached

PURCHASER Michael C. Rupe ADDRESS 233 E. Wacker Dr. #705 Chicago Illinois 60601
PURCHASER Andee L. Rupe ADDRESS 333 N. Jefferson #305 Chicago IL 60661

ACCEPTANCE OF CONTRACT BY SELLER This 6th day of May, 2000 I/We accept this contract and agree to perform and convey title or cause title to be conveyed according to the terms of this contract

SELLER James Haidos ADDRESS 333 N. Jefferson #305 Chicago IL 60661
SELLER Debbie Haidos 355 62 9941 ADDRESS 333 N. Jefferson #305 Chicago IL 60661

FOR INFORMATIONAL PURPOSES: Listing Office Address Seller's Designated Agent Name Phone Cooperating Office Address Buyer's Designated Agent Name Phone

0011122293 9242/0408 45 001 Page 1 of 7 Cook County Recorder 53.00 2001-11-29 12:58:51

BOX 333-CTJ

PROVISIONS

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1. Rent, interest on existing mortgage, if any, water, taxes and other items shall be prorated to date of closing. If property herein is improved, but last available tax bill is on vacant land, parties hereto agree to re-prorate taxes when bill on improved property is available. Security deposits, if any, shall be paid to Purchaser at closing.

2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

3. At least five days prior to closing date, Seller shall deliver to Purchaser or his agent evidence of merchantable title in the intended grantor: (a) by exhibiting owner's duplicate Certificate of Title or a certified copy thereof, if the Premises is in Torrens, subject to no other exceptions than those listed on the reverse side hereof, and a currently dated Special Tax Report issued by the Registrar of Titles (if applicable); and (b) by delivering a Commitment For Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this contract, in the amount of the purchase price subject to no other exceptions than those listed on the reverse side hereof and to general exceptions contained in said commitment. Delay in delivery by Seller of Commitment for Title Insurance due to delay by Purchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this contract. Every Commitment for Title Insurance furnished by Seller hereunder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money, Seller may have same removed at closing by using the proceeds of sale in payment thereof.

4. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission.

5. In the event of default by Purchaser, the earnest money, less the expenses and commission of the listing broker, shall be paid to the Seller. If Seller defaults, the earnest money, at the option of Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract. In the event of any default, Escrowee shall give written notice to Seller and Purchaser indicating Escrowee's intended disposition of the earnest money and request the Seller's and Purchaser's written consent to the Escrowee's intended disposition of the earnest money within thirty (30) days after the date of mailing of the Notice. However Seller and Purchaser hereby acknowledge that if Escrowee is a licensed real estate broker, Escrowee may not distribute the earnest money without the joint written direction of the Seller and Purchaser or their authorized agent. If Escrowee is not a licensed real estate broker, Seller and Purchaser hereby agree that if neither party objects, in writing, to the proposed disposition of the earnest money within thirty (30) days after the date of mailing of said notice the Escrowee shall proceed to dispose of the earnest money as previously indicated by the Escrowee. If either Seller or Buyer objects to the intended disposition within the aforementioned thirty (30) day period, or in the event Escrowee is a licensed real estate broker and does not receive the joint written direction of the Seller and Purchaser authorizing the distribution of the earnest money, then the parties hereto agree that the Escrowee may deposit the earnest money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. The parties agree that Escrowee may be reimbursed from the earnest money for all costs including reasonable attorney's fees, related to the filing of the Interpleader and do hereby agree to indemnify and hold Escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses arising out of such default claims and demands.

6. Seller represents that the following, if not a common element, being the heating, plumbing, electrical, central cooling, ventilating systems, appliances and fixtures on the Premises are in working order and will be so at the time of closing. Purchaser shall have the right to inspect the Premises during the 48-hour period immediately prior to closing to verify that such are in working order and that the property is in substantially the same condition, normal wear and tear excepted, as of the date of this Contract.

7. If this property is new construction, then Purchaser and Seller agree to comply with all insulation disclosure requirements as provided by the Federal Trade Commission, and Rider 13 is hereby attached.

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

9. If the subject property is located in the City of Chicago, Seller and Purchaser agree that Seller and Purchaser shall comply with provisions of Chapter 193.2 of the Chicago Municipal Code concerning Heating Cost Disclosure for the subject property.

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

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

12. Right is reserved by either party to insert correct legal description at any time, without notice, when same is available. 11122293

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

14. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to the purchase price. In the event this transaction does not close Purchaser agrees to promptly cause release of same.

15. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended, and the Illinois Responsible Property Transfer Act of 1988 as amended.

16. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by ~~designated party in said ordinance~~ **Seller.**

17. Seller shall remove from Premises by date of possession all debris and Seller's personal property not conveyed by Bill of Sale to Purchaser.

18. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

19. Time is of the essence of this contract.

20. Wherever appropriate, the singular includes the plural and masculine includes the feminine or neuter.

21. In the event the property is in a flood plain and flood insurance is required by Purchaser's lender, Purchaser shall pay for same.

~~22. If possession of the Premises is not delivered at closing, Seller shall deposit with Escrowee designated in paragraph 2 on the front of this Contract a sum equal to 2% of the purchase price to guarantee possession on or before the date set forth above, which sum shall be held from the net proceeds of the sale or Escrowee form of receipt. If Seller does not surrender possession as above, Seller shall pay to Purchaser in addition to the use and occupancy in paragraph 7 on the front of this Contract, the sum of 10% of said possession escrow per day up to and including day possession is surrendered to Purchaser plus any unpaid use and occupancy to the date possession is surrendered, said amount(s) to be paid out of escrow and the balance, if any, to be turned over to Seller. Acceptance of payments by Purchaser shall not limit Purchaser's other legal remedies. Seller and Purchaser hereby acknowledge that Escrowee will not distribute the possession escrow without the joint written direction of the Seller and Purchaser. If either Seller or Buyer objects to the disposition of the possession escrow then the parties hereto agree that the Escrowee may deposit the possession escrow with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. The parties agree that Escrowee may be reimbursed from the possession escrow for all costs, including reasonable attorney's fees, related to the filing of the Interpleader and do hereby agree to indemnify and hold Escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses.~~

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## Rider to Real Estate Sale Contract

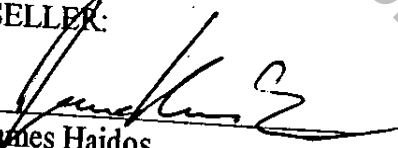
1. This Rider supplements and modifies the provisions of that certain Real Estate Sale Contract ("Agreement") to which it is attached and together therewith constitutes one agreement ("Contract"). In the event of any inconsistency between the Agreement and the Contract, the terms herein shall control. All terms defined in the Agreement and used herein shall have the same meaning.
2. Paragraph 2. The earnest money shall be held by \_\_\_\_\_ in an interest bearing account, if requested by Purchaser.
3. Paragraph 3. The mortgage contingency shall include the condition that the appraisal is of a value of at least the purchase price.
4. Paragraph 4. Add "that do not interfere with the use of the property as a single family condominium residence" after "public and utility easements" and "covenants and restrictions of record as to use and occupancy" in line 45.  
Seller represents that the 1998 taxes are \$ \_\_\_\_\_. Provide that taxes will be prorated at 120% (2000 is a triennial assessment year for the City of Chicago).  
Parking Space #3 (with lift) shall also be conveyed by Warranty Deed .
5. Paragraph 3. of the Provisions. Title shall be a Residential Owner's Policy. Purchaser's attorney shall have the right to review and approve the title commitment (and all exceptions thereto) within five business days of receipt thereof.
6. Paragraph 4. of the Provisions. Provide that notices shall also be given to each party's attorney.
7. Paragraph 5. of the Provisions. Add at the end of the first sentence "as Seller's sole and exclusive remedy in full settlement of all damages."
8. Purchaser shall be permitted reasonable access to the Property prior to closing accompanied by Seller or Seller's agent.
9. Seller represents and warrants that (i) there are no special assessments (actual or contemplated) affecting the Property; and (ii) there is no pending or threatened litigation affecting the Property, building of which the unit is a part or the Condominium Association. This warranty shall be deemed remade at closing.
10. Seller agrees to give Purchaser copies of all warranties, blueprints and building plans, if any, affecting the Property. Seller shall assign all warranties to Purchaser to the extent they are transferable.

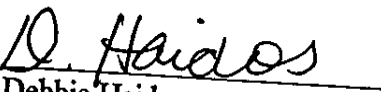
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11. Seller represents that there is no broker involved in this transaction and agrees to indemnify and hold Purchaser harmless from any cause of action brought by a broker claiming a commission or compensation arising from or relating to this transaction.
12. The Seller shall provide Purchaser with Section 322.1 (condominium) documents by no later than May 12, 2000. Purchaser shall have 5 business days after receipt to review and approve the documents. Purchaser may elect to terminate the Contract if he does not approve the documents.
13. The Seller agrees to pay \$1,555.00 of Purchaser's closing costs, which shall include, but not be limited to, recording fees, title insurance and closing fees, attorney fees, and loan fees and charges


SELLER:

  
James Haidos

  
Debbie Haidos

PURCHASER:

  
Michael Rupe

  
Andee L. Rupe

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**SUE E. BERMAN**  
Attorney at Law  
3023 Greenwood Avenue  
Highland Park, Illinois 60035  
(847) 432-3980  
Fax: (847) 432-3981

May 23, 2000  
VIA FACSIMILE (773) 278-3206

Mr. Scott G. Preston  
Attorney at Law  
1507 N. Milwaukee Avenue  
Chicago, Illinois 60622

*Contract*

Re: Michael and Andrea Rupe—Purchase of 333 N. Jefferson, Unit 305,  
Chicago, Illinois

Dear Scott:

Pursuant to the attorney's approval provision set forth in the Contract, I understand that our clients have agreed to the following contract modifications:

1. Paragraph 2. The earnest money will be deposited upon full execution of this letter and will be held by the title company, at no charge to the Purchaser.
2. Paragraph 3. Change "7.325%" to "7.75%".
3. Paragraph 4. Seller represents that, to his knowledge, there are no special governmental taxes or assessments for improvements not yet completed, nor any unconfirmed special governmental taxes or assessments.
4. Paragraph 4 of the Rider. Seller represents that the PIN is 17-09-303-085-1013 and 1062 and that the taxes for 1999 will be assessed on the individual unit (divided from the remainder of the building) and parking. The taxes will be prorated as follows: Seller will give Purchaser a credit at closing for 1999 and 2000 (through the closing date) taxes based on 2.75% of Seller's purchase price. The parties agree to re-prorate the taxes for 1999 and 2000 when the final bill (for each year) is available. Any deficient tax amount owed shall be due within 30 days of notice of such deficiency.

Any Surplus will be refunded to Seller  
within 30 days of notice.

*SP* *SB*

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Mr. Scott Prestin  
May 23, 2000  
Page 2

5. Paragraph 12 of the Rider. The condominium documents (Section 322.1) shall be delivered by May 26, 2000

6. Seller agrees to assign any warranties pertaining to the unit to Purchaser, to the extent they are assignable.

Please sign and return a copy of this letter to me via facsimile as evidence of our agreement. If you have any questions or wish to discuss these changes, please call me.

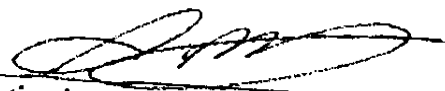
Yours truly,



Sue E. Berman

cc: Andee and Michael Rupe

So Agreed:

  
Scott G. Prestin, Attorney and authorized agent  
for Seller

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PARCEL 1:

*Legal*  
Description

*(with lift)*

UNIT NO. 305 AND PARKING SPACE P-3: IN 333 N. JEFFERSON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN FULTON STATION 1ST RESUBDIVISION (BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION, RECORDED DECEMBER 12, 1997 AS DOCUMENT NUMBER 97 937 420) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98 682 131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 1998 AS DOCUMENT NUMBER 08 151 415, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98 710 624, AND AS AMENDED FROM TIME TO TIME.

PIN #: 17 09 303 085 1013 & 17 09 303 085 1043

C/K/A: 333 NORTH JEFFERSON, #305 p# 2  
CHICAGO, ILLINOIS 60661

*Prepared by and  
after recording return to:*

**Sue Berman  
3023 Greenwood  
Highland Park, IL 60035**

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