



0020087172

700 WEST GRAND CONDOMINIUMS
PURCHASE AGREEMENT
700 W. GRAND AVENUE
CHICAGO, ILLINOIS

SELLER: WINNEBAGO PROPERTIES, INC., AN ILLINOIS CORPORATION
Address: 273 N. Morgan, Chicago, Illinois

PURCHASER: Tricia Fox
Address: 180 E. Pearson - 4802

PHONE: Home: 440-7577 Work: 961-4931

DESCRIPTION: Seller agrees to sell and Purchaser agrees to purchase: (a) Unit No. 1 (the "Purchased Unit") and Parking Unit No. 1 (the "Parking Unit") in the 700 W. Grand Condominiums, Chicago, Illinois (the "Property") situated on the real estate legally described below; and (b) an undivided percentage interest in the common elements as set forth in the Declaration of Condominium Ownership for 700 West Grand Condominium (the "Declaration") (collectively referred to as the Purchased Unit).

LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 8 AND THE SOUTH 1/2 OF LOT 7 IN BLOCK 75 IN RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

2. BREAKDOWN OF PURCHASE PRICE:

| | |
|------------------------------|------------|
| a. Base Purchase Price..... | \$ 279,000 |
| b. Parking Unit Price..... | 20,000 |
| c. Options..... | \$ |
| d. Total Purchase Price..... | \$ 299,000 |

e. Initial earnest money in the sum of five Thousand and no/100th Dollars (\$5,000.00), in the form of a check shall be held by the listing broker, as defined in Section 16 hereof (hereinafter referred to as the "Listing Broker"). The earnest money deposit shall be increased to 3% of the Purchase Price not later than ten (10) days after execution of this Agreement. Said initial earnest money shall be returned and this contract shall be void if not accepted by Seller on or before 1-22 2002. Earnest money shall be deposited by the Listing Broker, as escrowee, for the benefit of the parties hereto in an interest bearing escrow account in compliance with the laws of the State of Illinois. All interest earned thereon shall be paid or credited to the Purchaser at closing. The balance of the purchase price shall be paid at the closing, plus or minus provisions, by cash, cashier's check or certified check or any combination thereof.

3. CONTINGENCY:

This contract is contingent upon Purchaser securing within 30 days after acceptance hereof a commitment for a fixed rate mortgage, or an adjustable rate mortgage purchased or insured by U.S. or Illinois savings and loan associations or banks, for a 30 year term (interest rate for initial interest rate if an adjustable rate mortgage) not to exceed 7 1/2 % per annum, amortized over 30 years, a loan fee not to exceed 1 % plus appraisal and credit report fee, if any. If said mortgage has a balloon payment, it shall be due no sooner than 15 years. Purchaser shall pay for private mortgage insurance if required by lending institution. After said commitment

DONE AT CUSTOMER'S REQUEST

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27. **FIRM OFFER.** This document when executed by the Purchaser and delivered to Seller, shall be considered a firm and irrevocable offer to purchase the Purchased Unit by Purchaser for a period of 5 business days after the execution hereof by Purchaser and may be accepted by Seller at any time during such period.

28. **RIDERS.** The rider attached hereto is by this reference incorporated hereto and made a part of this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract on the 26th day of Jan 2001

PURCHASER PURCHASER

[Signature]

[Signature]

SSN 394490436

SSN

Purchaser's Attorney: Alan Depark

Telephone: 443-0944

Facsimile: 443-0945

ACCEPTED This 26th day of _____ ("The Acceptance Date")

Winnebago Industries, Inc.

Seller's Attorney Address

By: [Signature]
in President

Telephone Facsimile

David Crakes
200 W. Madison, #1990
Chicago, IL 60606

312/551-1013
312/977-9089

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COOK COUNTY CLERK'S OFFICE

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Winnebago Partners

Rider #2 for unit C1

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- Reconfiguration & additional electrical work \$4,600.00
- Additional wall built out in x-ray room (protection wall when taking x-ray's) \$600.00
- Plumbing work for water line & sink in darkroom \$1,800.00
- Additional vent line to roof from dark room \$1,500.00
- Repair of dry wall in x-ray room (lady from x-ray equipment made developers remove dry wall to install 220 amp) \$500.00
- Wood Paneling installed on doors for darkroom \$400.00
- Developers provided additional closet space in the unit, purchaser may build out own storage under back stairs if so desired

Total Cost for additional upgrades \$9,200.00

Buyer

Date

Developer

Date

credit 700
\$ 8500

4/3/01

Date

THE 700 WEST GRAND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00733250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMENT ELEMENTS, IN SECTION 9, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 700 West Grand Avenue
Chicago IL 60610

PIN: 17-09-102-026-0000

MAIL TO:

Alan M. Depcik
120 West Madison Street
Suite 1412
Chicago IL 60602