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PROVISIONS

- 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, part exher to agree to reprorate taxes when bill on improved roperty is a ail ble. Security deposits, if any, shall be paid to Purchaser at closing. iorm end
 - and Purchaser Richard of the Same of Minois shall be applicable to this contract. 2. The provisions of the
- 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 object, in writing, to the proposed disposition of the earnest money within thirty (30) days after the date of mailing of said notice that 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 (0) 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 dis ribution 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 tees, 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 pivment of reasonable attorney's fees, costs and expenses arising out of such default claims and demands.
- 6. Seller represents throther following, if not a common element, being the heating, plumbing, electrical, central cooling, ventilating systems, appliances and fixtures on the Premises are in w King 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 ver fy 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 ...ached.
- 8. Seller warrants that no notice from an city, village, or other governmental authority of a dwelling code violation which currently exists in the aforesaid Premises has been issued and received by Se' or 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 Ch cago, 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 rotice 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 con party, 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 deported 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 full 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 a any time, without notice, when same is available.
 - 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 st.ch 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 accessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended, and the Illinois Responsible Property Transfer / ct oi 1988 as amended.
- 16. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfor 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 constraint 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 ax equired by local ordinance shall be paid by designated party in said ordinance.
 - 17. Seller shall remove from Premises by date of possession all debris and Seller's personal property act 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 pract app 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 had non the net proceeds of the sale on Escrowee form of receipt. If Seller does not surrender possession as above, Seller shall pay to Purchaser in addition to the usr 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 turne, over to Seller. Acceptance of payments by Purchaser shall not limit Purchaser's other legal remedies. Seller and Purchaser hereby acknowledge that Escrowee w." 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.

Brant Booker 1940 N. Cloux Chicago, II 60614

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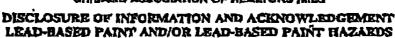
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Lend Warning Statement

Every purchases of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at rink of developing lead potenting. Lead potenting in young children may produce permaners neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead potenting also present a particular risk to pregnant women. The salles of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or impections in the seller's possession and notify the beyor of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint bazards is recommended prior to purchase.

Seller's Discu	Sure (in	hai) (VII gelieus sportig inniui)		
(h)	Presea	ca of lead-hused paint and/or lead-hated paint hazards (theck one below):		
9		Known lead-based paint and/or lead-based paint hazards are present in the housi	ing (explain):	
(a) m	卧	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in	the housing.	
	Recon	is and Reports available to the seller (check one below);		
		Seller has a wided the purchaser with all available records and reports permissing paint analog, each-based hazards in the housing (list documents below):	ng to lead-based	
·	5	Seller has no report, an recurds partaining to lead-based paint and/or lead-based the housing.	paint hazards in	
Purchaser's A	Leknowie	dgement (initial) (All Purcho en should initial)		
(tr)	Purcha	ser has received copies of all information listed above.		
(d)	Purchaser has received the pumphlet Protect for a Family From Lead in Your Home.			
	Purch	eser has (thece one heliss):		
		Received a .0-day opportunity (or mutually agree's report parted) to conduct a ris inspection of the presence of lessi-hated paint or less based paint hazards; or	k essessment or	
	ar a	Waived the apportunity to conduct a risk assessment or expection for the present paint and/or lead-based paint hazards.	ce of lead-based	
Ageni's Ack	nwindze	ment (Initial) (Seller's Designated Agent)		
(f)		has influenced the seller of the seller's obligations under 42 U.S.C. 655. d and is sallify to exact compliance.	sware of his/her	
Certification	of Accu	micy C		
The Infor	firstion t	parties have reviewed the information above and excitly, to the best of their known have provided is true and accurate.	rwladge, that the	
Seller 🙆	20. f	Date 10/2/01 Seller John John	_ Date (0) 06/0	
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Herp a fully executed copy of this document for three (3) years from the date hereof.