

Eugene Weaver  
637 N. Central Chicago IL  
Louis Felice  
4411 S. 91st St. Oak Forest IL 60454  
as Seller,  
as Buyer,  
hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

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1. LEGAL DESCRIPTION of real estate located in State of

Chicago IL Country,



2. PURCHASE PRICE

20,000.00  
CASH

Dollars.

Method of Payment:

- (a) Deposit to be held in trust by \$ \_\_\_\_\_
- (b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. Mortgage holder: \$ \_\_\_\_\_
- Interest % per annum: \$ \_\_\_\_\_
- (c) Other:
- (d) Cash, certified or local cashier's check on closing and delivery of deed (or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and prorations). \$ \_\_\_\_\_

3. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the date of closing.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority. (b) Restrictions and matters appearing on the plat or common to the subdivision. (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property. (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any. (e) Other:

~~Seller warrants that there shall be no violations of building or zoning codes on the property.~~

5. DEFAULT BY BUYER: If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. DEFAULT BY SELLER: If the Seller fails to perform any of the covenants of this contract, the aforesaid money paid by the Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only the right of specific performance.

Page 1  
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Cook County Recorder 50.50

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0021197172 Page 3 of 3

EUGENE AND JOAN WEAVER  
2458 S KEDZIE  
CHICAGO IL 60623

**LEGAL DESCRIPTION:**

THE NORTH 18 FEET OF LOT 18 AND THE SOUTH 20 FEET OF LOT 19, IN WACHMUTH'S RESUBDIVISION OF BLOCK 3 OF MERRICK'S SUBDIVISION IN AUSTINVILLE, BEING THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY INDEX NUMBERS**

116-09-107-008-0000  
SA B/LK PCL UNIT

95422235

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