Cook County Recorder

46.50

CHICAGO ASSOCIATION OF REALTORS/MLS REAL ESTATE SALE CONTRACT—APARTMENTS/INVESTMENTS

TO: OWNER OF RECORD	SELLER DATE: OCT 21	, 2-002 REAL
I/We offer to purchase the property known as 1840 N. F	LEMONT CHGO	(State)
Lot approximately P.A. SURVEY feet, together with improvement prevented and Prevented to Parelle	thoron	
(check or enumerate applicable ttems)		Electronic garage door(s)
T.V. AntennaWasher RefrigeratorDryer	Central air conditioner Window air conditioner(s)	withremote units(s)
OvenRange Sump pump Microwave Water softener (if not rental)	Electronic air filte	Fireplace screen and equipm Fireplace gas log
DishwasherWall to wall carpeting, if any	Ceiling an Extran storms & screens	Radiator covers All planted vegetation
Treeh compactor Smoke and carbon monexide detector	/ /\	
Window shades, attached shutters, dranasies & curtains, hardware & other win Security system (if not lessed)	THE CAN	
Other items instruded that executed as 775,000,000	DOUND OF THE PARTY OF	
	HECK shall be held by Ci	4 (CAGO TITLE (Escrive)
increased to 36% of purchase price within days after acceptan	hereof. Said initial earnest money soul be re by is in excess of Five Thousand Dollars (\$5,000)	2.00), the carriest money shall be deposit
Escrowes for the benefit of he parties hereto in an interest bearing escrow accounts		
closing. Furtheser and S - er. hall execute all documents necessary to establish a fit this contract shall be isolb thisting Broker. 3. The balance of the purchs a price shall be paid at the closing, plus or minus.		
(a) Cash Cashier's crick or Certified Uneck or any committee thereof.		
(b) Assumption of Exist .rg. foregage (See Rider 7, if applicable). (c) Mortgage Centings op b's contract is contingent upon Furchaser.	and the same as bearing for \$	the interest rate for interest in
		ers, payable monthly, loan fee not to
%, plus appraisat ar or dit report fee, if any, it said mortgr		
ata. If Seller is not so notified, it shall be contrast by presumed that rules as	a secured such comments of the parties the same	corns and shall have the rotion of ext
The closing date up to the same number of days	and combination for or directed by Seller If Pu	rchaser notifies Seller as above provide
documents relating to the application and secure in such commitment, and parameter purchaser not Seller secures such commitment as above provided, this con	ract shall be null and void and all earnest money	shall be returned to Purchaser and Sells
needs lightle for any value commission.	r hereby attached, as applicable.	
(2) Porchase Morey Note and Trust Deed of Articles A Agreement for De	at and Juliana des Dancheses e percedeble Word	ranty Deed with release of homestead rig
other appropriate deed if title is in trust or in an estate), or Article 3 of A. ruement,	printing decree and tengeries; special governmen	etal turus or assessments for improveme
yel completed; unconfirmed special governmental taxes or assess, and alternation	all estate taxes in the june some some	l at abadam
yel completed; unconfirmed special governmental taxes or assess. forth in paragraph 2 and/or Rider 7. General real estate taxes shall be prorised as 5. Seller shall present to Purchaser a complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the complete copy of all existing are recommendated by the copy of all existing are reco	ing the property and a rent roll within three (3)	days of the date of this contract.
6. Closing or escrow payout shall be on JAN 1 20 21 (c) by Purchaser, at the office of Purchaser's mortgagee or at	TITLE 4 TRUST	CO
by Purchaser, at the office of Purchaser's mortgages of at Seller agrees to surrender possession of said premises on or before	SING, provided this rale has t	seen closed. summercing the first day after siming up
Inch Many the date procession is to be surrendered or on a monthly basis, which me	per as shorten Purchaser chall refund any p	symerit made for use and occupancy been
2 date possession is surresdered: (ti. Persussion Escrew, At closing Saller shall deposit with Excrewer desi or before the date set forth above, which sum shall be held from the net proceed.	and die seconomoir 2 above a sum equal to 2-6 o	Cthe purchase price to guesantes postes
9 parties hereto agree that the Earrowse may deposit the narrosses ustrow with in o agree that Escrowse may be raimbussed from the possession escrew for all costs, to instituting and held Escrowse harmless from any and all claims and demands.	Cliffical Laboratory and Cliffical Control of the C	Pr / Notes
1 to return and hold Exceeds harmless from any and all rains as a Purchaser has received the Heat Disclosure	come the following rivers attack	Yeste No. HED HERETO AND MADE A PART H
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PIN #: UNOFFICIAL COPY 4737 Page 2 of 2

COMMONLY KNOWN AS:

1840 N. FREMONT ST. CHICAGO, IL 60614

LEGAL DESCRIPTION:

LOT 14 IN BLOCK 3 IN SUB-BLOCK 5 IN

SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION

32, TOWNSHIP 40 NORTH, RANGE 14 EAST

OF THE THIRD-PRINCIPAL MERIDIAN,

IN COOK COUNTY, ILLINOIS.

CHICAGO, IL 60618

UNOFFICIAL COPY

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