

UNOFFICIAL COPY

Articles of Agreement

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2002-12-17 12:07:16
Cook County Recorder 48.50



Made this 11th day of September 2002 ~~XXXXX~~, between
Pleasant Valley Baptist Church Of Lawndale And/or Nominee, Seller, and
New Birth Christian Center And/or Nominee, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient ~~Warranty~~ recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Lot in block 3 in Robinson Ave Land Association's Subdivision of the East 10-728/1000 Acres of the South 1/2 of NW 1/4 of Section 4, Township 39, North Range 13 East of the third principal meridian in Cook County, Il.

Parcel 2: Lot 2, 3, 4 (except the South 20 feet thereof) in Blk. 3 in Robinson Ave. Land Association Subdivision in Section 4 Township 39 North Range 13 East of the third principal meridian in Cook County, Il. Known as: 5213 W. Potomac, Chicago, Il.
Tax ID: 16-04-128-031-0000

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Two Hundred and Eighty Thousand &/100 (\$280,000.00) Dollars in the manner following:

- \$25,000.00 Downpayment, Balance to be paid as follow:
- \$ 6,200.00 Payable 9/12/2002 In cash or Cashier Check
- \$ 3,800.00 Ballon Payable 10/12/2002
- \$35,000.00 Total Down Payment.

\$245,000.00 Mortgage with interest at the rate of 8.0% per centum per annum payable 30,000.00 annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 2001. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

CLOSING SHALL TAKE PLACE ON OR BEFORE 10/31/2002, AT LAWYER TITLE

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

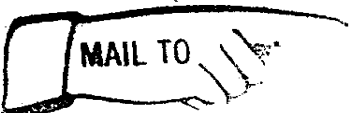
SEALED AND DELIVERED, IN PRESENCE OF

[Signature]

Pleasant Valley Baptist Church
of Lawndale (SEAL)

[Signature]
_____ (SEAL)

New Birth Christian Center
[Signature] (SEAL)



STATEMENT BY GRANTOR AND GRANTEE

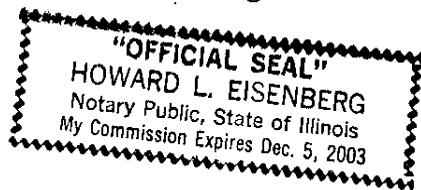
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 17, 2002

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Robbie Wilkerson this 17 day of December, 2002 Notary Public Howard L. Eisenberg



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 17, 2002

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Robbie Wilkerson this 17 day of December, 2002 Notary Public Howard L. Eisenberg



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS