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A. Seller shall allow reasonable knor containers in les b Purchaser. AL COPY

- B. Both Seller and Purchaser agree to excute all documents and provide all information necessary to enable any fender to issue a commitment for mortgage or fruit deed in accordance with the requirement of the Real Estate Settlement Procedures Act of 1974 and with Regulation "X".
- C. Purchaser agres to provide flood hazard insurance if property is located within a federally designed flood plane.
- D. Seller agrees to remove debris from premises by date of possession.
- E. Possession shall be deemed delivered when Seller has vacated the premises and delived the keys to Purchaser or to the broker(s).
- f. Seller shall deliver to Purchaser or his agent a spotted survey by a licensed land surveyor showing the location of all improvements to be within the lot lines and showing no encroachments of improvements from adjioning properties.
- G. If the evidence of title discloses unpermitted exceptions, Seter shall have 30 additional days from the date the evidence of title is delivered to have the exceptions removed. Purchaser may, at his election, accept the title as it then is with the right to deduct from the purchase price liens or emcumbrances of a definite or accertainable amount by notifying Seter and fendering performance. If purchaser does not elect, WITHOUT FURTHER DIRECTION, this contract shall become null and void and all maniles poid by the Purchaser shall be refunded to him, provided, however, existing mortgage liens shall not be considered unpermitted exceptions unless the total thereof exceeds the installment agreement balance designed in paragraph 4C on the reverse side hereof.
- H. Seller agree to turnish Purchaser on affidavil of title covering the time of closing, subject only to title exceptions permitted by this contract, and also agrees to sign customary ALTA form.
- I. Seller warrants that ar of the date hereof neither he nor his agent has recleved any notice issued by any city. Village or other government authority of a dwelling code violation concerning the subject property. The same representation applies at the time of closing.
- J. Time of the essence of this contract. In the event Purchaser defaults on any obligation contained herein, then at the option of the Seller and upon written natice to the Purchaser, the earnest money shall be fortited (10 day written natice to cure) (forfeiture to be one-half to the real estate basis and one-half to the Seller) by Purchaser as partial liquidated damages. At Seller's election such for forfeiture may be in full settlemen (i, fi all damages. If Seller falls to perform any obligation contained herein, earnest money, at the option of the Purchaser, shall be refured; to the Purchaser, but such refunding shall not release Seller from the obligation of this contract.
- K. It is further agreed by the parties heroig as follow: Purchaser shall have the right to enter into and inspect the premises prior to closing to ascertain that the improvements (rick ding personality) specified in the contract are on the premises (same conditions applicable as of date of closing) and that the heroiting, cooling, electrical and plumbing systems are in operating condition. In the event said heating, cooling, electrical and plumbing entering condition, the notice is to be given to seller in immediately in writing and Seller shall correct same at Seller's expense prior to closing. Closing is considered final and any costs involved after expressed or implied, shall survive the closing, in the event possession occurs prior to closing, then possession is final and any costs involved after possession are those of the Purchaser.

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Rayman & Halls 8445 So He initare Chso IL 60620

CODX COUNTY RECORDER

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\$251-01 RECOROINGS

\$25.50

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EDWARD J. ROSEWELL COOK COUNTY TIREASURER 12/21/93 Receipt: 9521/120 Employee: GARY Page: 1

P I N : 16-15-109-018-0000 Volume : 000551

Address: 4615 W ADAMS/CHICAGO, IL 606444632

Mailing: 4615 W ADAMS/CHICAGO, IL 606492509

Name : GILES DOROTHY J GILES FREDIE JR

Legal Description :

Sub-Division Name: CUMMINGS SUB E1/2 NW1/4 NW1/4

Legal: E A CUMMINGS SUB OF THE E 1/2 OF THE N W 1/4 OF THE N W 1/4 OF SE

C 15-37-13 REC DATE: 01/11/1886 DOC NO: 00912970

ST-TN-RG BLOCK F1 LOT 15-39-13 C000098

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