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## INSTALLMENT CONTRACT FOR DEED

In consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. PURCHASERS, STEVEN L. WEISS AND KELLER C. WEISS of 1756 W. WABANSIA, CHICAGO, IL 60622, agree to purchase and SELLERS, LOUIS M. ACERRA AND NIKKI DUMAS- ACERRA, agree to sell to Purchasers at the PURCHASE PRICE of THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$390,000.00) the PROPERTY legally described as follows:

LOTS 40 AND 41 (EXCEPT THE EAST 21 FEET THEREOF) IN ROSE'S SUBDIVISION OF BLOCK 27 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(hereinafter referred to as "the premises") together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; existing carpeting; attached shutters, shelving, roof or attic T.V. antenna; garage door transmitter; ~~one~~ refrigerator; and ~~one~~ range, **AND ONE WASHER** ✓

**AND ONE DRYER** ✓  
**TWO** ✓  
**TWO** ✓  
**KBW** ✓  
All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Purchasers by a Bill of Sale at the time of final closing.

2. THE DEED:

A. If the Purchasers shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Purchasers, at the time and in the manner herein after set forth, Seller shall convey or cause to be conveyed to Purchasers in joint tenancy by a recordable, stamped Warranty Deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions" if any:

- (1) General real estate taxes not yet due and payable;
- (2) Special assessments confirmed after this contract date;
- (3) Building, building line and use of occupancy restrictions, conditions and covenants of record; the plat of subdivision;

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(4) zoning laws and ordinances; and

(5) public and utility easements.

B. The performance of all the covenants and conditions herein to be performed by Purchasers shall be a condition precedent to Seller's obligation to deliver the Deed aforesaid.

3. PAYMENT: Purchasers hereby covenant and agree to pay to Sellers at the address of the Sellers, 1646 N. Damen, Chicago, IL 60647, the purchase price of THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$390,000.00) or to such other person or at such place as Sellers may from time to time designate in writing. The purchase price shall be paid as follows:

A. Purchasers have paid \$1,250.00 as earnest money to be applied on the purchase price. The earnest money is held by Nikki Dumas and was held as a security deposit for the mutual benefit of the parties concerned;

B. The sum of EIGHTEEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$18,750.00) at closing;

C. The balance of the purchase price, to wit, THREE HUNDRED SEVENTY THOUSAND DOLLARS AND NO/100 (\$370,000.00) to be paid in equal monthly installments in monthly payments of \$1,850.00 each (interest only) with interest of six per cent (6%) per annum commencing on the 11<sup>th</sup> day of September 2003, and on the 11<sup>th</sup> day of each month thereafter until the purchase price is paid in full ("installment payments");

C. The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid, shall be due on the 11<sup>th</sup> day of August 2006.

D. All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid balance of the purchase price; second, to pay before delinquent all taxes and assessments which subsequent to the date of this agreement may become a lien on the premises; third, to pay insurance premiums falling due after the date of this agreement; and fourth, to reduce said unpaid principal balance of the purchase price.

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4. CLOSINGS: The "initial closing" shall occur on AUGUST 11, 2003 at MERCURY TITLE COMPANY, 200 N. LaSalle, Suite 1850, Chicago, IL 60601. "Final Closing" shall occur if and when all covenants and conditions herein to be performed by Purchasers have been so performed. LW  
HH  
\*

5. POSSESSION: Possession was granted to Purchasers.

6. PRIOR MORTGAGES:

A. Sellers reserve the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this agreement, the lien of which prior mortgage shall, at all times, notwithstanding that this agreement is recorded, be prior to the interest that Purchasers may have in the premises and Purchasers expressly agree upon demand to execute and acknowledge together with Sellers any such mortgage or trust deed (but not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall in any way accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this agreement, or otherwise in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right or prepayment, if any, given to Purchasers under this Agreement.

B. Sellers shall from time to time but not less frequently than quarterly and anytime Purchasers have reason to believe a default may exist, exhibit to Purchasers receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.

C. In the event Sellers shall fail to make any payment on the indebtedness secured by a prior mortgage, or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, Purchasers shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Purchasers to protect Purchasers' interest hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Purchaser or his agent a spotted survey of the premises, certified by a licensed surveyor, showing all improvements existing as of this contract date and all easements and building lines.

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## 8. TITLE:

A. At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Purchaser at Seller's expense a commitment issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Associations Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to:

(1) the general exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units;

(2) the "permitted exceptions" set forth in paragraph 2 and prior mortgages set forth in paragraph 6;

(3) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing; and

(4) acts done or suffered by or judgments against the Purchaser, or those claiming by, through or under the Purchaser;

B. If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30-day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Purchaser may terminate the contract between the parties, or may elect upon notice to the Seller within ten (10) days after the expiration of the thirty (30)-day period, to take the title as it then is, with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If the Purchaser does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Purchaser hereunder shall be refunded.

C. Every title commitment which conforms with subparagraph A shall be conclusive evidence of a good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

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D. Purchaser's taking possession of the premises shall be conclusive evidence that Purchaser in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8A, resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

9. **AFFIDAVIT OF TITLE:** Seller shall furnish Purchaser at final closing with an Affidavit of Title covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified herein.

10. **PRORATIONS:** Insurance premiums, general taxes, association assessments and proratable items shall be adjusted ratably as of the date of possession. Real estate taxes for the year of possession shall be prorated as of the date of possession. A like credit shall be given to Seller for taxes and insurance for the initial funding of the tax and insurance escrow.

11. **PURCHASER TO MAINTAIN:** Purchaser shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Purchaser shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, interior and exterior painting and decorating; window glass; heating, ventilating and air conditioning equipment; plumbing and electrical systems and fixtures; roof; masonry including chimneys and fireplaces, etc. If, however, the said premises shall not be thus kept in good repair, and in a clean, sightly and healthy condition by Purchaser, Seller may either:

A. enter same himself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this agreement or an interference with Purchaser's possession of the premises, and make the necessary repairs and do all the work required to place said premises in good repair and in a clean, sightly and healthy condition, and Purchaser agrees to pay to Seller, as so much additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, sightly and healthy condition; or

B. notify the Purchaser to make such repairs and to place said premises in a clean, sightly and healthy condition within thirty (30) days of such notice, and, upon default by Purchaser in complying with said notice, then,

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Seller may avail himself of such remedies as Seller may elect, if any, from those that are by this agreement or at law or equity provided.

## 12. SELLER'S REPRESENTATIONS:

A. Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.

B. Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and softeners; septic, plumbing and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.

C. Seller agrees to leave the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.

## 13. INSURANCE:

A. Purchaser shall from and after the time specified in paragraph 4 keep all buildings insured against loss or damage by fire, lightning, windstorm, and extended coverage risks or other casualty, with a company, or companies, reasonably acceptable to Seller with coverage not less than \$370,000 for the benefit of the parties hereto, as their interests may appear; such policy or policies shall be held by Seller, and Purchaser shall pay the premiums thereon when due. Insurance shall meet insurer's co-insurance requirements.

B. In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which

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either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvements, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

C. Purchaser shall procure and continue in force in the names of Purchaser and Seller, general liability insurance against any and all claims for injuries to persons or property occurring in the Property, such insurance to be at all times in an amount not less than Three Hundred Thousand Dollars (\$300,000.00) for injuries to persons in one accident; One Hundred Thousand Dollars (\$100,000.00) for injuries to any one person and Fifty Thousand Dollars (\$50,000.00) for damage to property. Such insurance shall be in such form and issued by such company authorized to engage in the business of general liability insurance in the State of Illinois as shall be acceptable to Seller in its sole discretion. Purchaser shall deliver all policies of insurance required hereunder to Seller and shall deliver to Seller at least ten days prior to the expiration of the policy term, customary certificates evidencing payment of the premium and continuation of the insurance.

14. **FIXTURES AND EQUIPMENT** At the time of delivery of possession of the premise to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

15. **TAXES AND CHARGES:** It shall be Purchaser's obligation to pay at Purchaser's expense immediately when due and payable and prior to the date when the same shall become delinquent, all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvement thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefor.

16. **FUNDS FOR TAXES AND CHARGES:** In addition to the agreed installments provided in paragraph 3, Purchaser shall deposit with the Seller on the day each installment payment is due, until the purchase price is paid in full, a sum (herein referred to as "funds") equal to one-twelfth of the yearly taxes, and the estimated annual premiums for the insurance coverages required to be kept and maintained by Purchaser, all as reasonably estimated to provide sufficient sums for the full payment of such charges one month prior to their each

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becoming due and payable. Failure to make the deposits required hereunder shall constitute a breach of this agreement.

Seller is hereby authorized and directed to use the funds for the payment of the aforementioned taxes, and premiums. Seller shall, upon the request of the Purchaser, give the Purchaser an annual accounting of all such funds deposited and disbursed including evidence of paid receipts for the amounts so disbursed. The funds are hereby pledged as additional security to the Seller for the periodic payments and the unpaid balance of the purchase price.

If the amount of the funds held by Seller shall not be sufficient to pay all such charges as herein provided, Purchaser shall pay to Seller any amount necessary to make up the deficiency within 10 days from the date notice is mailed by Seller to Purchaser requesting payment thereof.

Seller may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Purchaser be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of execution of this agreement. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Purchaser any funds so held by Seller.

The funds deposited shall satisfy Purchaser's obligations as set forth in paragraph 15.

## 17. PURCHASER'S INTEREST IN IMPROVEMENTS:

A. No right title, or interest, legal or equitable, in the premises described herein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

B. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Purchaser or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Purchaser therefor or for any part thereof.

18. LIENS: Purchaser and Seller shall not permit a mechanic's lien or other lien to attach to the premises.



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## 19. PERFORMANCE:

### A. If Purchaser:

(1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this agreement and such default is not cured within thirty (30) days of written notice to Purchaser; or

(2) defaults in the performance of any other covenants or agreements hereof and such default is not cured by Purchaser within thirty (30) days after written notice to Purchaser (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity:

(a) maintain an action for any unpaid installments;

(b) declare the entire balance due and maintain an action for such amount;

(c) forfeit the Purchaser's interest under this agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Purchaser, and upon Purchaser's failure to surrender possession, maintain an action for possession under the Forcible Entry and Detainer Act, subject to the rights of Purchaser to reinstate as provided in that Act.

B. As additional security in the event of default, Purchaser assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of a receiver.

C. If default is based upon the failure to pay taxes, assessments, insurance, or liens, Seller may elect to make such payments and add the amount to the principal balance due, which amounts shall become immediately due and payable by Purchaser to Seller.

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D. Anything contained in subparagraphs A to C to the contrary notwithstanding, this agreement shall not be forfeited and determined, if within 30 days after such written notice of default, Purchaser tenders to Seller the entire unpaid principal balance of the Purchase Price and accrued interest then outstanding and cures any other defaults of a monetary nature affecting the premises or monetary claims arising from acts or obligations of Purchaser under this agreement.

## 20. DEFAULT, FEES:

A. Purchaser or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions of this agreement, including forfeiture or specific performance, in defending any proceeding to which Purchaser or Seller is made a party defendant (or creditor in the event of Seller's bankruptcy or being declared insolvent) as a result of the acts or omissions of the other party.

B. (1) All rights and remedies given to Purchaser or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this agreement;

(2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after it falls due after knowledge of any breach of this agreement by Purchaser or Seller, or after the termination of Purchaser's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the premises shall not reinstate, continue or extend this agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

21. NOTICES: All notices required to be given under this agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 3 or if to the Purchaser at the address shown in paragraph 3 with copies to:

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Hal A. Lipshutz  
1120 W. Belmont  
Chicago, IL 60657  
Fax: 773.975.1999

Ronald Kaplan  
134 N. LaSalle, Suite 2005  
Chicago, IL 60602  
Fax: 312.782.7110

22. **ABANDONMENT:** Fifteen days' physical absence by Buyer with any installment being unpaid, or removal of the substantial portion of Buyer's personal property with installment being paid, and, in either case, reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer. In such event, and in addition to Seller's remedies set forth in paragraph 20, Seller may, but need not, enter upon the premises and act as Buyer's agent to perform necessary decorating and repairs and to re-sell the premises outright or on terms similar to those contained in this Agreement with allowance for then existing marketing conditions. Buyer shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Buyer's interest therein shall thereby pass under this Agreement as a bill of sale to Seller without additional payment by Seller to Buyer.

23. **SELLER'S ACCESS:** Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Purchaser notice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the premises.

24. **CALCULATION OF INTEREST:** Interest for each month shall be added to the unpaid balance on the first day of each month at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the preceding month based upon a 360-day year. Interest for the period from the date of possession until the date the first installment is due shall be payable on or before the date of initial closing.

25. **ASSIGNMENTS; SALE OF PROPERTY:**

A. Purchaser shall not sell, convey, assign or transfer Purchaser's interest in this Agreement or in the Property, without the previous written consent of Seller, and any such sale, conveyance, assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or in the Property. Notwithstanding the foregoing, Purchaser shall have the right to lease the Property on customary leasing terms.

B. Notwithstanding anything herein to the contrary, Purchaser shall have at all times the right to sell, convey, assign or transfer the Property, or Purchaser's interest in the Property, provided the indebtedness and other

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monetary obligations of Purchaser to Seller are paid in full at the closing thereof.

26. **FINAL CLOSING:** Purchaser shall be entitled to the delivery of the deed of conveyance aforesaid and a Bill of Sale to the personal property to be transferred to Purchaser under this agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Purchaser provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge and release the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Purchaser. The repayment of the prior mortgage shall be supervised and administered by Purchaser's mortgage lender, if any. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording shall be delivered to Purchaser. Seller shall give Purchaser a credit against the balance of the purchase price for the cost of recording such release. In the event Purchaser does not have a mortgage lender, then the delivery of the cancelled note to Seller shall be simultaneous with the delivery of the deed from Seller to Purchaser, and to facilitate the delivery of the documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by the prior mortgage. At the time of delivery of the Deed, Purchaser and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Purchasers, and Purchasers shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Purchaser unless otherwise provided in the local ordinance.

27. **RECORDING:** The parties shall record this agreement or a short form memorandum thereof at Purchaser's expense.

28. **RIDERS:** The provision contained in any rider attached hereto are and for purpose shall be deemed to be part of this agreement as though herein fully set forth.

29. **CAPTIONS AND PRONOUNS:** The captions and headings of the various sections or paragraphs of this agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

30. **PARTIAL INVALIDITY:** If any provision of this agreement, or the application thereof to any person or circumstance, shall be determined to be invalid, illegal or

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unenforceable, such determination shall not affect the validity, legality or enforceability of any other provision of these Articles, or the application thereof to any other person or circumstance, and the remaining provisions or the application of the remaining provisions of this agreement shall be enforced as if the invalid, illegal or unenforceable provision or application of such provision were not contained herein, and to that end the parties hereto agree that the provisions or applications of such provisions in this agreement are and shall be severable.

31. **BINDING ON HEIRS:** This agreement shall inure to the benefit and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Purchaser.

32. **JOINT AND SEVERAL OBLIGATIONS:** The obligations of two or more persons designated "Seller" or "Purchaser" in this agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this agreement or the premises.

33. **NOT BINDING UNTIL SIGNED:** A duplicate original of this agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the trust, shall be delivered to the Purchaser or his attorney on or before August 6, 2003; otherwise, at the Purchaser's option, this agreement shall become null and void and the earnest money, if any, shall be refunded to the Purchaser.

34. **REAL ESTATE BROKER:** Seller and Purchaser represent and warrant that no real estate brokers were involved in this transaction.

35. **RISK OF LOSS:** The Uniform Vender Purchaser Risk Act shall be deemed applicable to this agreement. All awards in condemnation proceedings shall be applied as a prepayment of the unpaid balance of the purchase price.

36. **NO PREPAYMENT PENALTY:** Purchaser shall have an unlimited prepayment privilege without penalty.

37. **PURCHASER'S ADDITIONAL COVENANTS:** Purchaser, between the possession date and the final payment date, shall:

A. keep the property in good condition and repair, without waste, and free from mechanic's liens and other liens or claims for lien;

B. comply with all requirements and remedy any violations of law, municipal ordinances or restrictions of record with respect to the property and the use thereof;

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C. not make or contract to make any material alterations or additions to the property or the improvements thereon (except as required by law or municipal ordinance), without, in each case, Seller's written consent;

D. not suffer or permit any change in the general nature of the property, without Seller's written consent;

E. not enter into any occupancy leases of the property without Seller's written consent;

F. not suffer, permit or cause any lien to be placed against the property or permit the property to stand as collateral for any obligation of Purchase.

38. **BANKRUPTCY:** In the event of the filing prior to the final payment date of any proceedings by or against Purchaser for the adjudication of Purchaser as a bankrupt or for any other relief under the bankruptcy or insolvency laws of the United States or of any state, Seller may at its option (but shall not be obligated to) terminate this agreement in which case all installments made hereunder shall be forfeited to Seller as under paragraph 35A above and Seller shall have all other remedies against Purchaser in law or equity, including, but not limited to, those under paragraph 17 above.

39. **REQUIREMENTS FOR MODIFICATION:** No waiver, modification, amendment, discharge or change of this agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is sought.

40. **GOVERNING LAW:** The validity, meaning and effect of this agreement shall be determined in accordance with the laws of the State of Illinois applicable to contracts made and to be performed in that State.

41. **COUNTERPARTS:** This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

42. **PURCHASER/SELLER RELATIONSHIP ONLY:** Nothing herein contained shall be construed so as to cause Purchaser and Seller to be partners in joint ventures or to create any type of fiduciary relationship from Seller to Purchaser, it being the express intention of the parties to have the sole relationship of Seller and Purchaser.

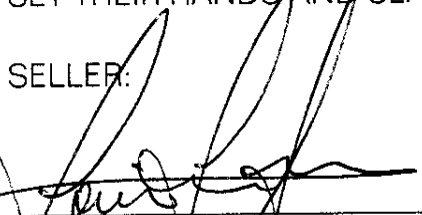
43. **TIME:** Time is of the essence of this agreement.


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44. LATE CHARGE: Any payment not made within fifteen (15) days of its due date shall bear a charge of \$50.00.

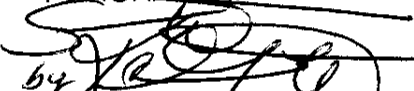
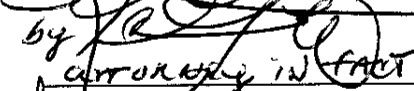
IN WITNESS WHEREOF, THE PARTIES TO THIS AGREEMENT HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 7<sup>TH</sup> DAY OF AUGUST 2003.

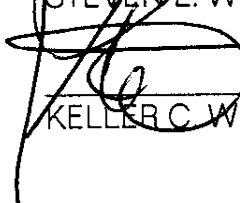
SELLER:

  
 \_\_\_\_\_  
 LOUIS M. ACERRA

  
 \_\_\_\_\_  
 NIKKI DUMAS ACERRA

PURCHASER:

  
 \_\_\_\_\_  
 by   
 \_\_\_\_\_  
 STEVEN L. WEISS

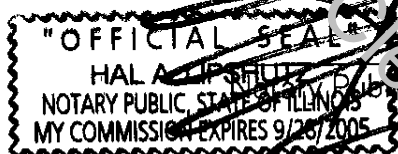
  
 \_\_\_\_\_  
 KELLER C. WEISS

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that LOUIS M. ACERRA AND NIKKI DUMAS-ACERRA are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of August 2003.

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )



The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that STEVEN L. WEISS AND KELLER C. WEISS are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of August 2003.



Notary Public

MAIL TO:  
HAL Lipshutz  
1120 W. Belmont  
Chi. IL 60665