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10: <u>OWNER</u>	OF KEXOR	5		ATE: MARCH		REALTOR
I'We offer to purchase the	(Addre	2014 VV.	LAWRENCE	GHCA6	(State)	(7.4
PIETURES AND PERSONAL Telepole or enumerate applicable	PROPERTY. Seller agree	ethar with improvement es to transfer to Purch	te thereon. aser by a Bill of Selc, s	ll heating, electrical, and	i plumbing systems together t	with the followin
V. Antonna Refrigora or	Washbar			niAponditioner	Plectropic palage	
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Gariengo disposel Trash compactor	Outdoor Shied Bmoke and cal	ton montride detector	•	Roservis & sources &	All plantled veget	tation
Window shades, attached ab- Security system (if not lease:	uttors, draperies & curtains d)	, hardware & other win	dow treatments		Comment of the Commen	
Other items included: tems excluded:	50,000.					: -:
. Purchase Price \$/	30,000.		CN -M Ties		CLICA ATTI	
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The balance of the purcha	se price shall be paid at the	closing plus or minus				masterna in c
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Closing or escrow payout				ATTER STREET,	THE PERSON NAMED IN COLUMN	أ والم
y Purchaser, at the office of Pu	rchaser's mortgagee or ut possession of said premises		CLOSIOLG	CHICAGO	ed title has been shown to be g	COMPANY
(a) Use and Occupancy.	At closing, Seller shall pay	to Purchase: 3	por day	for use and occupancy of	ommencing the first day after	elosing up to ar
actuding the date possession is ate possession is succeedered.			_			
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- 2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract
- 3. At least five days prior to closing date, Seller shall deliver to Purchaser or his ugent evidence of merchantable title in the intended granter by delivering a Commitment For Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this Contract, in the succust of the purchase price subject to no other exceptions than those previously listed within this Agreement and to general erections contained to said commitment. Delay in delivery by Seller of Commitment for Title Insurance due to delay by Purchaser's mortgages in recording mortgage and bringing down title shall not be a default of this Contract. Every Commitment for Title Insurance furnished by Seller herounder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money. Seller may have same removed at closing by using the proceeds of sale in payment thereof.
- at closing by using the proceeds of sale in payment thereof.

 4. All notices harein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by regular and or certified mail, return receipt requested, shall be sufficient so vice when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-ogram, telegram, or by the use of a facsimile machine with proof of transmission, and a copy of the notice with proof of transmission being sant by regular mail on the date of transmission. In addition, facsimile signatures shall be sufficient for purpose of executing, negotiating and finalising this Contact. E-mail notices shall be deemed valid and received by the addresses thereof when delivered by e-mail and opened by the recipient provided that a copy of the small notice is also sont by regular mail to the recipient and the date of transmission.

money, at the origin of Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract. In the event of any default, Excrower shall give with a notice to Seller and Purchaser indicating Excrower's intended disposition of the excret money and request the Seller's and Purchaser's written consent to the Excrower's intended disposition of the same through acknowledge that if Excrower is a licensed real extate broker. Excrower may not distribute the carnest money without the joint written direction of the Seller and Purchaser hereby agrees that if neither party chiect, in writing, to the proposed disposition of the same to many within thirty (30) days after the date of mailing of said notice the Excrower shall proceed to dispose of the across money as previously indicated by the Excrower. If extremely agree that if neither party chiect, in writing, to the proposed disposition of the same and notice the Excrete shall be added to the Seller of the Seller and the same of the same of

- Saller supressed to add we note that the heating plumbing, electrical control continues and included and include and include and will be so at the time of alcade Beautiful base at the time of alca
 - 7. If this property is new control of the Purchaser and Seller agree to comply with all manufacture requirements as provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements as provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements as provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements as provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements as provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements as the Purchaser and Seller agree to comply with all manufacture requirements are provided by the Federal Production of the Purchaser and Seller agree to comply with all manufacture requirements are provided by the Federal Production of the Purchaser and Seller agree to comply with all manufactures are provided by the Federal Production of the Purchaser and Seller agree to comply with the Purchaser and Seller agree to comply agree to
- 8. Soller served better a selection of the served by Seller or his agent. If no ice is received between data of acceptance of the Octobert and the Gast of closing Seller and all promptly untily Purchaser of
- 9. If the subject property is located in the City of or league, Seller and Purchasor agree that Seller and Purchasor shall comply with provisions of Chapter 193.2 of the Chicago Municipal Code concerning Heating Cost Disclore to for the subject property.

- 12. Seller agrees to furnish to Purchaser an affidavit of title subject only to those terms set forth herein, and an ALTA form if required by Purchaser's mortgagee, or the Tell Insurance Company for extended coverage.
 - 14. Soller shall have the right to pay off any existing mortgage(a) out of the process is . this sale.
- 16. Purchaser and Seller hornby agree to make all disclosures and do all things necessary to carryly with the applicable provisions of the Real Estate Settlement Procedures at effect of 1974, as amended.
- 17. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance whall be paid by deed nated party in said ordinance.
- 18. Soller shall remove him promise by data of possession all debric and Callede possessed property not easy, on by Bell of Callede Territoria. However, the property not the property not to the live to the property of the trial cost region and the live to the property of the trial cost region.
 - 19 ... Sollos agreco to surrender presession of the real ostale in the same modifier parties of the date of the contract
 - 20. Time is of the essence of this contract.
 - 21. Wherever appropriate, the singular includes the plural and masculine includes the feminine or neuton
 - 22. In the writes the property is in a fleed plain and flood incurance in required by Pumbaser's lander, Furnhamer, shall pay for unne

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0326732091 Page: 3 of 5

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RIDER ATTACHED HERETO AND MADE A PART OF REAL ESTATE SALE CONTRACT DATED MARCH 20, 2003 BY AND BETWEEN

BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH, NOW KNOWN AS BETHANY METHODIST CORPORATION, AS SELLER, AND JAMES ZOURAS AND BARBARA ZOURAS, AS PURCHASER,

R-1 The Property is legally described as follows:

THOSE PARTS OF LOTS 24 AND 25 DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH EAST CORNER OF SAID LOT 24 AND RUNNING THENCE WEST ALONG SOUTH LINE OF SAID LOT 24 FOR A DISTANCE OF 34.26 FEET TO EAST FACE OF A 1 STORY FRAME BUILDING THENCE NORTH ALONG THE SAID EAST FACE OF FRAME BUILDING AND SAID LINE EXTENDED NORTH TO NORTH LINE OF SAID LOT 25, THENCE EAST ON SAID NORTH LINE A DISTANCE OF 32.08 FEET TO THE EAST LINE OF SAID LOT 25, THENCE SOUTH ALONG EAST LINE OF SAID LOTS 24 AND 25, A DISTANCE OF 50.19 FEET TO THE POINT OF BEGINNING ALL AN BLOCK 2 IN CULVER PARK BEING E.H. GAMMONS SUBDIVISION OF LOTS 1 AND 2 OF MARBACK AND OTHERS SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS

- R-2 Upon execution of this Contract by the last of the Seller or the Purchaser. Purchaser shall deposit the "Earnest Money", in the amount of Fifteen Thousand and 00/100 Dollars (\$15,000.00) with Schair, Burney, Ross and Citron, Ltd., as Escrowee, for the benefit of the parties hereto. Purchaser nereby waives the option to deposit the Earnest Money into an interest bearing account.
- R-3 The Property is assessed as exempt for real estate taxes. As of the date of this Contract, the Seller represents that no real estate 'exes were assessed for the Property for the year 2001 and that the Seller has maintained the real estate tax exemption for the years 2002 and 2003.
- R-4 The Purchaser warrants to the Seller and the Seller warrants to the Purchaser that no real estate agent, finder, sales person, or broker incorporate in the sale and purchase of the Property hereunder. Neither party shall have liability for or duty to pay any commission, fee or charge to any person(s) as aforedescribed. In the event of a breach of the foregoing warranty, the breaching party shall save, defend, indemnify and hold forever harmless the other party from and against all damages including specifically those based upon claims for commissions, fees or charges, including attorney's and paralegal's fees and legal costs.
- R-5 The real estate and all personal property is being sold "As-Is" and "Where-Is" with all faults and defects. Purchaser acknowledges that the building on the Property ("Building") may not be suitable for continued use and represents that he is purchasing the real estate with the intent of demolishing the Building on the real estate.
- R-6 The Closing shall take place at Chicago Title Insurance Company and shall close through a customary Deed and Money Escrow. The cost for the Escrow shall be equally shared between the Purchaser and Seller. Purchaser shall pay the cost of any money lender's escrow.
- R-7 Purchaser, shall at its own cost, obtain a survey of the Property prior to Closing.
- R-8 In the event of a default by Purchaser, the Earnest Money shall be paid to the Seller. In the event of default by Seller, the Earnest Money plus all actual costs paid by Purchaser specifically relating to the acquisition of the Property, including, but not limited to loan application fees, appraisal fees and survey fees, shall be paid to the Purchaser.
- R-9 Purchaser shall obtain all compliance certificates, including, but not limited, to the full payment water certificate, from the City of Chicago that are necessary to allow the City of Chicago Transfer Tax Stamp to be affixed to the Deed and for the Deed to be recorded with the Cook County Recorder.
- R-10—At Closing, Purchaser shall pay to Seller the additional sum of Two Thousand and 00/100

 Dollars (\$2,000:00) to offset the costs incurred by Seller in selling and transferring the Property

 to Purchaser. Such additional sum shall not be considered part of the Purchase Price. R

3-21-03

0326732091 Page: 4 of 5

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The parties have executed this Rider on the date set forth opposite their respective signatures.

PURCHASER:

Jaines Zouras

Date: Junte 27 7203

Date: 12 larch 27, 2003

SELLER:

BETHANY METHODIST CORPORATION

Bill H.

Name: Bill Haff's Title: Asst Administrator

Cottonii Cotto

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0326732091 Page: 5 of 5

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COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008101762 D2

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THOSE PARTS OF LOTS 24 AND 25 DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH EAST CORNER OF SAID LOT 24 AND RUNNING THENCE WEST ALONG SOUTH LINE OF SAID LOT 24 FOR A DISTANCE OF 34.26 FEET TO HAST FACE OF A 1 STORY FRAME BUILDING THENCE NORTH ALONG THE SAID EAST PACE OF FRAME BUILDING AND SAID LINE EXTENDED NORTH TO NORTH LINE OF SAID LOT 25, THENCE EAST ON SAID NORTH LINE A DISTANCE OF 32.08 FEET TO THE EAST LINE OF SAID LOT 25, THENCE SOUTH ALONG HAST LINE OF SAID LOVE 24 AND 25, A DISTANCE OF 50 19 FEET TO THE POINT OF REGINNING ALL IN BLOCK 3 IN CULVER PARK BEING No. GAMMONS SUBDIVISION OF LOTS 1 AND 2 OF MARBACK AND OTHERS SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF HECTION ?, TOWNSHIP 40 NORTH, RANGE 14 MACT OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLENOIS

P.I. # 14007-325-042-0000 2014 WI. LAWRENCE AVENUE CHICAGO, IL 60.625 Ount Clert's Office

JAMES ZOURAS JAMES COULT 1031 HEASTHERFIELD LN 6CENVIEW II. 60021