

UNOFFICIAL COPY



Doc#: 0328139091
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 10/08/2003 11:24 AM Pg: 1 of 2



REAL ESTATE SALES CONTRACT

CHICAGO TITLE INSURANCE COMPANY
ILLINOIS FORM 4*

OSCAR CORONA (Purchaser)
Agrees to purchase at a price of \$195,000 on the terms set forth herein, the following described real estate
COOK County, Illinois

Legal description is not included herein at time of execution. SELLER'S MOTHER is authorized to insert it thereafter.
Property known as 2632-3800 WASHINGTON CHGO IL, and with approximate lot dimensions of
60' x 100', together with the following property presently located thereon: (strike items not applicable) (a) storm and screen doors and
windows; (b) awnings; (c) outdoor television antenna; (d) wall-to-wall, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f)
curtain blinds; (g) electrical plumbing and other attached fixtures as installed; (h) water softener; (i) refrigerator(s); (j) ONE range(s); (k) garage
or opener with ONE transmitters; (l) radiator covers; (m) indoor and outdoor (louvered) shutters; and NOT INCLUDING AUTOMOTIVE
REPAIR EQUIPMENT, TOOLS, ETC. (Seller)

TOM JOSEPH
(insert names of all owners and their respective spouses)

Seller agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or
successor title thereto (in joint tenancy) by a recordable WARRANTY deed, with release of homestead rights, and a proper bill of sale,
subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights
or agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or
assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed
recorded below, if any; (i) general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional
improvements during the year(s) 2003 and to

Purchaser has paid \$2,500 (to be held by WALTER DALE ESP. as ESPOUSE) as earnest money to be applied
to the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike
paragraph not applicable)
(a) The payment of \$192,500 AT CLOSING \$238,500 + CLOSING COST (OL)

(b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record according to a principal indebtedness (which the
Purchaser does not agree to assume) aggregating \$ bearing interest at the rate of % a year,
and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the
purchase price.

NO MORTGAGE - CASH DEAL
This contract is subject to the condition that Purchaser be able to procure within days a firm commitment for a loan to be secured by a
mortgage or trust deed on the real estate in the amount of \$ or such lesser sum as Purchaser accepts, with interest not to exceed
 % a year to be amortized over years, the commission and service charges for such loan not to exceed % If, after
making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time,
this contract shall become null and void and all earnest money shall be returned to Purchaser, provided that if Seller, at his option, within a like period of time
following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same
terms, this contract shall remain in full force and effect (Strike paragraph if inapplicable)

The time of closing shall be on OCTOBER 6, 2003 or 20 days after notice that financing has been procured if above paragraph 4
operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative;
whichever date is later), unless subsequently mutually agreed otherwise, at the office of
the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

Seller shall deliver possession to Purchaser on or before 6 MONTHS - LEASE AT \$900/MTH
 days after the sale has been closed. Seller agrees to pay Purchaser the sum of
 for each day Seller remains in possession between the time of closing and the time possession is delivered.

Seller agrees to pay a broker's commission to NO BROKER in the
amount set forth in the broker's listing contract or as follows:

The earnest money shall be held by WALTER DALE ESP. for the
mutual benefit of the parties

Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 2 days from the
date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Executed on SEPT. 10, 2003

Chaser: [Signature]
Chaser: OSCAR CORONA
S: [Signature]
S: Tom Joseph

Address: [Signature]
Address: 3941 S. PULASKI - CHGO IL 60608
Address:
Address:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Oscar Corona
3941 S. Talman
Chgo IL 60632

