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Doc#: 0415927076 Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 06/07/2004 12:16 PM Pg: 1 of 3

PROPERTY ADDRESS: 946 AS WINCHESTER, CHIERO, Illinois
Pin # 17-06-421-0260

JOHN P. HAUTIAK 2322 W. RICE ST. APT 3 REAR Chicago, 1/2 60622

1	TO: DWINER OF KERLEY	Eliza	Name. Also	
2	I/We offer to purchase the projects known a		er Hicago	A COL 12
3 4	Lot approximately 45 x 125.5 feet, together		(City)	(State) (Zip)
5	FIXTURES AND PERSONAL PROPERTY. Seller agrees to transfer to with the following: (check or enumerate applicable items)	Purchaser by a Bill of Sal-	e, all heating, electrical, and p	lumbing systems together
6	Permerator 4 Washer	Z Central air conditio	ner Flectronic con	
8	ZOven Kange Sump pump	Window air conditi	oner with 2	- remote innue(e)
0		Z Central humidifier 444 Ceiling fan	Fireplace gas	on and equipment
2	Trash compactor Built-in or attached shelving	Outdoor Shed	Firewood Existing storm	s & screens
3 4	Window shades, attached shutters, draperies & curtains, hardware & off Security system (if not leased)	All planted vegetat her window treatments	Attached book	cases and cabinets
5	Other items included: 468,000 COV	9 60K	# 10.000	CA CAN
6 7	I. Purchase Price \$ 445.000 4	Doyers/		eller Derec
8	2 Invini expert money \$ 1 exces	My Ward Daries No	ranicar	
ó	hereof. Said initial earnest money shall be resurred and at the be increase	to 10% of purchase pric	e within 3 Bus	shall be held by days after acceptance
2				
4	establish any such escrow account and Purchaser shall assume all account	Purchaser at closing, Purch	aser and Seller shall execute a	Il documents necessary to
5 6~-	 The balance of the purchase price shall be paid at the closing, p. SUBPARAGRAPHS): 	plus or minus prorations.	as follows (STRIKE THR	eld by Listing Broker.
7	(a) Cash, Cashler's check or Certified Check or any combination the	reof.		TOTAL TRANSPORTER
8 9 0	(c) Massimption of Extraorig Mortgago (occ tender 4: if applicable).			G
1	the interest rate mortgage per	mitted to be made by U.S.	or Illinois savings and loan	associations or banks, for
3	has a balloon paymen, shill be due no sooner than	%, plus	appraisal and credit report fe	e, if any. If said mortgage
5	over	er shall notify Seller in wr	iting by the aforesaid date. If	sinsurance if required by Seller is not so notified, it
б 7	extending the closing date up to the arms number of additional days, secure a mortgag	e commitment for Purcha	ser upon the same terms, and	shall have the option of
8	Purchaser notifies feller as above worked and nather purchasers.	curing of such commitmer	it, and pay one application fe	umish all requested credit
0	had aft somet money shall be required to the charge and Seller shall not be	liable for any sales comm	it as above provided, this contri ission.	fact shall be null and void
2	If an FIIA of VA montgogs is to be to ted, Rider 8 or 9 is hereby (d) Purchase Maney Note and Trus D ed. installment Agreement includes earnest money) and the balance by (STPAKT THROUGH ONE); amount of \$	attached as applicable.	l pay S.	Zanki
4	amount of S. ith nterest at the rate of			
5	years, payable monthly, the final payment due	with Unlimit	ed prepayment privilege with	ut penalty. Payments into
8	report, Purchaser challed fiver some to Caller within fam.			
9	4. At closing Seller shall execute and deliver to Dombos of	was containing conc	er ens agreement within miss	days after receiving said
j	4. At closing, Seiler shall execute and deliver to Purchaser, or caus to be homestead rights (or other appropriate deed if title is in trust or in a sestate applicable, subject only to the following, if any: covenants, conditions and	executed and delivered to	Purchaser, a recordable Warr	anty Deed with release of
3				
5	general real estate taxes are \$ 426 3. General real estate taxes shall be	rus' dood set forth in parag	raph 3 and/or Rider 7. Seller r	epresents that the 52
6 7	5. Sciler represents and warrants that: (a) existing leases, if any, and said existing leases, if any and said existing leases	e to he signed to Pur	chaser at closing, none of	tax bill at closing. which expire later than
8	income is 3 2360	on to testem, c	ancer or putchase; (b) the pre	sent monthly gross rental
0	6. Closing or escrow payout shall be on or before the shown to be good or is accepted by Purchaser, at the office of Purchaser.	excep a	s provided in paragraph 3(c)	nboye), provided title has
1 2 3	7. Seller agrees to surrender possession of said premises on or before (a) Use and Occupancy, At closing, Seller shall pay to Purchaser S.—	AT CLERIA =	provided this sale has	been closed.
3 4 5	7. Seller agrees to surrender possession of said premises on or before (a) Use and Occupancy, At closing, Seller shall pay to Purchaser 5.: after closing up to and including the date possession is to be surrendered or or made for use and occupancy beyond the date possession is surrendered. (b) Possession Engage.	on a monthly basis, which	or day for use and occupancy or period is shorter. Purchaser	commencing the first day shall refund any payment
5 6	(b) Possession Escrow. At closing, Seller shall deposit with escrow	ee designated in paragrap	h 2 and to a sum equal to 2%	of the purchase prine to
6 7 8	does not surrender possession as above, Seller shall pay to Purchaser in add	dition to the above use and	Occupation are sum of 10%	forth of receipt. If Seller
0				
2	Talestated of their authorized agent. If either Seller or Buyer objects to the d	lisposition of the possession	n escrew then the par use have	and the series and
3 4	may deposit the possession escrow with the Clerk of the Circuit Court by the may be reimbursed from the possession escrow for all costs, including reasons the control of the control of the control of the costs including reasons the costs in the costs including reasons the costs in the costs	filing of an action in the nonable attorney's fees, rela	ature of an Interplea er. The p	ties agree that escrower
5	may be reimbursed from the possession escrow for all costs, including reas- to indemnify and hold escrowee harmless from any and all claims and demi- ser to indemnify and hold escrowee harmless from any and all claims and demi- PURCHASER ACKNOWLEDGES RECEIPT OF SELLER'S RESIDE 9. THIS CONTRACT IS SUBJECT TO THE PROVISIONS ADDRAIN.	والمرامعة وأحما	red to the titing of the St.	AUCT AND DO RETERY APTEC
6 7	9. THIS CONTRACT IS SUBJECT TO THE PROVISIONS ADDEADIN	G ON THE REVERSE S	ODE AND THE FOLLOWIN	APAUCABLE
8	10. DUAL AGENCY CONFIRMATION OF CONSENT: The undersigned	confirm that they have no	wiends to	O / IDE/ 3 AT IACRED
9	consent to Licensee acting as a Dual Agent in regard to the transaction refer	as a Dual Agent in provid	ling brokerage services on the	ir behalt and the ifically
ì	- n TPV	ten to in this document.		0.
2	Seller(s) initials Purchaser(s) initials			
3	11. The Real Estate Brokers named below shall be compensated in accordan by the Listing Broker in a multiple listing service in which the Listing and (see with their agreements w Cooperating Broker both n	vith their clients and/or any of	fer of compensation made
4 5	12. It is agreed by and between the parties hereto that their respective are compensation and dates, mutually acceptable to the parties. If within a cannot be reached by the parties hereto regarding the proposed modification period specified herein, then this Contract shall become null and void and the parties therefore the proposed modification period specified herein, then this Contract shall become null and void and the parties that the parties here the proposed to the parties here the parties have the parties and the parties have the parties have the parties and the parties have the parties here to the parties have the parties here to be parties here the parties here the parties here to be parties here the parties here the parties here to be parties here the parties here the parties here the parties here to be parties here the parties here	omeys may make modific	ations to the Contract other	than sales price, broker's
5	cannot be reached by the parties hereto regarding the proposed modification period specified herein, then this Contract shall become null and void and	ns of their attorneys and w	vritten notice thereof is given	to either party within the
3	WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL	HIN THE TIME SPECIFIE	D HEREIN, THIS PROVISIO	joint written direction of
	12 Bushbass's abliance of the second		D 11 12C1.	N SHALL BE DEEMED
)	condition of the property by the Property by	aspection (michanna and n		
2	13. Purchaser's obligation to purchase under the Contract is subject to the condition of the property by the Purchaser or Purchaser's agent, at Purchaser Contract. Purchaser shall indemnify Seller from and against any loss or dar	r's expense, within nage to the property cause	days from the	
)	Contract. Purchaser shall indemnify Seller from and against any loss or dat agent performing such inspection. In the event the condition of the property	mage to the property cause is not approved, written no	ed by the acts or omissions of otice shall be given to the Selle	ects) and approval of the date of acceptance of this Purchaser or Purchaser's
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0415927076 Page: 3 of 3

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PROPERTY ADDRESS: 946 N. WINCHESTER, CHICLES

LEGAL DESCRIPTION"

LOT 12 IN THE SUBDICISION OF THE WEST 1/2 OF EUCK 6 IN COHRAN AND STHERS SUBDIVISION OF THE WEST 1/2 OF THE SUTHERST YA OF SECTION 6, TOWNSHIP 39 NORTH,
RANCE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS, RANCE 14 EAS.

MERIDIAN, IN COOK Close.

PIN #: 17-06-421-026