

REUGEND BALAN J GRAHAM
(708) 730-7658

UNOFFICIAL COPY



0432419052

CONTRACT FOR SALE OF REAL ESTATE

Doc#: 0432419052
Eugene "Gene" Moore Fee: \$54.50
Cook County Recorder of Deeds
Date: 11/19/2004 11:10 AM Pg: 1 of 4

AGREEMENT made this 22nd day of April 1999 between **PROGRESSIVE**

CHRISTIAN FELLOWSHIP, INC., hereafter designated as purchaser and **JOHN LAGON**, hereinafter designated as Seller.

WITNESSETH, that the Seller agrees to sell and convey and the Purchaser agrees to purchase at the price of \$50,000.00, all of the following property commonly known as 7131-35 South Chicago Avenue, Chicago, Illinois and legally described as:

Cornell, being a Subdivision of the West 1/2 of Section 26 and the Southeast 1/4 of Section 26 with the exception of the East 1/2 of the Northeast 1/4 of said Southeast 1/4. The North 1/2 of the Northwest 1/4 of the South 1/2 of the Northwest 1/4 of the North East 1/4 of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian all in Cook County, Illinois.

The purchase price shall be paid in installments as follows: A down payment of \$5,000.00, the receipt of which is hereby acknowledged. A balance to be paid in installments of \$676.94 commencing on the first day of June 1999 and continuing on each and every month thereafter until the full purchase price herein set forth is paid. Such monthly installments are to be applied first to the payment of any interest that may be due on any unpaid balance of the consideration herein stated at the rate of seven (7) per cent per annum, and secondly, the balance to be applied to the reduction of the purchase price.

If default shall be made in the payment of any of the installments as herein provided and such default shall continue for a period of 30 days, then after the lapse of such period, this contract shall, at the option of the Seller, at once cease, and become void and all sums and installments previously paid shall, at the option of the Seller, without any notice or demand be and become forfeited to the Seller irrevocably and be retained by him as liquidated damages.

UNOFFICIAL COPY

In addition to the monthly payments, the Purchaser is to pay on the first day of each month a sum equal to one-twelfth of the annual insurance premiums and taxes which shall hereafter be taxed or assessed upon and levied against said premises.

This contract shall expire after sixty months or on June 30, 2004. That on the first day of June, 2004 Purchaser shall pay the balance due and remaining on the purchase price.

The Seller agrees to procure and carry fire insurance at Purchaser's expense in an amount not less than \$50,000 to cover the interest of Purchaser in the buildings on the property and liability insurance in favor of Purchaser and Seller which shall afford protection to the limit \$300,000 in respect to injury or death to a single person and to the limit of \$300,000 in respect to any one accident.

When the Purchaser shall have paid the entire balance of the purchase price as herein set forth, Purchaser shall be entitled to receive a deed containing the usual covenants and warranty duly executed and acknowledged by the Seller at Purchaser's expense including revenue stamps and city transfer stamps and zoning compliance fees, if any, so as to convey to Purchaser the fee simple of the said premises free of all encumbrances.

A waiver by the Seller of any breach of any covenant herein contained shall not bar him from the right to enforce such covenants or to avail himself of any subsequent breach of any thereof.

This contract shall not be assigned without the written consent of the Seller.

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement the day first above written

UNOFFICIAL COPY

PURCHASER:

SELLER:

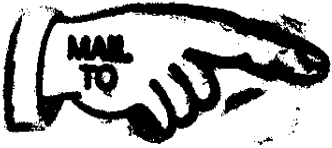
[Signature]

John Logon

Date: 4/22/99

Date: 4-22-99

Pastor Shirley Graham
2649 W. 171st St.
Hazel Crest, ILL. 60429

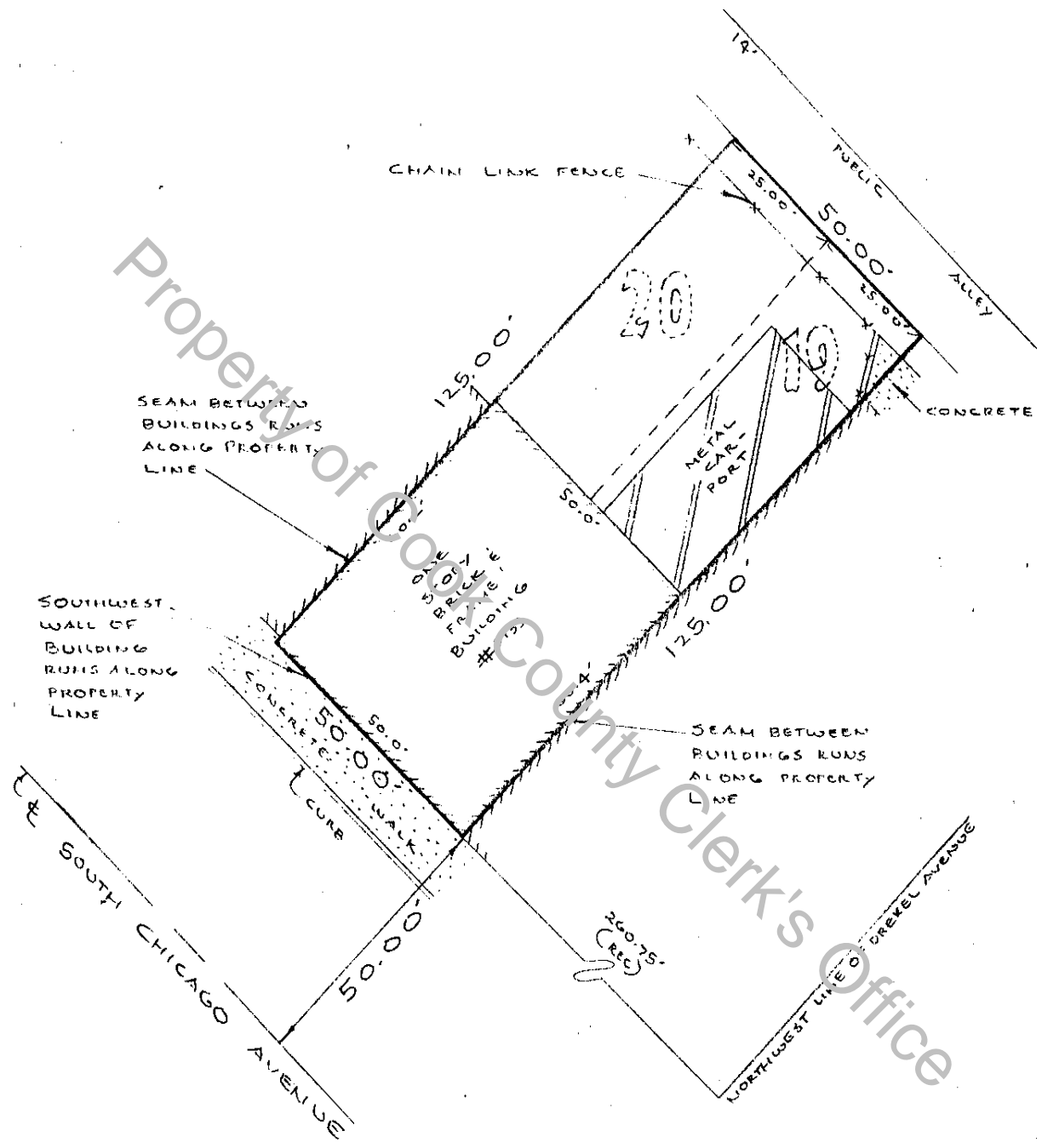


Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT OF SURVEY OF

LOTS 19 AND 20 IN BLOCK 7 IN CORNELL, BEING A SUBDIVISION IN SECTION 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LANDIRKS CO

LANDMARK ENGINEERING CORPORATION
 7322 W 90th Street
 Bridgeview, IL 60455
 (708) 599-3737

494 W. Boughton Rd. - Suite 3
 Bolingbrook, IL 60440
 (708) 759-3737

No improvements should be constructed on the basis of this plat alone. Field monumentation of critical points should be established prior to commencement of construction.

For building line and other restrictions not shown hereon refer to your deed, abstract, title policy, contracts and local building and zoning ordinance.

STATE OF ILLINOIS) ss
COUNTY OF COOK)

LANDIRKS CO does hereby certify that it has surveyed the tract of land above described, and that the hereon drawn plat is a correct representation thereof.

Dated this 22nd Day of July 19 92

 Surveyor

IPLS No. 025

