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Articles of Agreement

Made this MAY day of 18, 2004, between DOUGLASS STEWART, Seller, and ERMA DUNCAN, Purchaser,

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient stamp recordable Warranty Deed, with release and waiver of the right of Homestead and dower, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE TITLE REPORT

Permanent Real Estate Index Number(s): **16-09-208-021-0000**

Address of real estate: **648 N. LEMINGTON AVE. CHICAGO IL 60644**

And the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$144,000.00 **ONE HUNDRED FOURTY THOUSAND DOLLARS** In the manner following: Monthly payments of \$1,044.10 () First payment due JUNE 1, 2005 and every thirty days thereafter until contract is Paid

With interest at the rate of 7.875 % per centum per annum payable monthly on the whole sum remaining from time to time unpaid, and to pay all assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 2005. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums heretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract. The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

Please note that Erma Duncan agrees to obtain financing with in 1 year on or before June 31, 2005, if not Douglass Stewart will have the authority to sale and take full possession for the property and do what ever is necessary for him to do with the property at 648 N Lemington Chicago Il 60644. Erma Duncan is responsible for paying all taxes for the property, when Erma Duncan Obtains financing for the property they will be responsible for paying all closing cost for the buyer and the seller. Taxes are due June and September for each year buyer will pay water bill for property. Erma Duncan is responsible for the up keep and maintenance of the property. Erma Duncan is responsible for getting renters insurance. Please note that this does promise any that buyer will obtain financing however financing is based on credit

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal the day and year first above written.

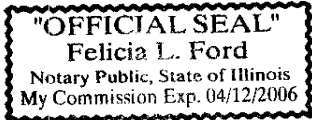
SEALED AND DELIVERED, IN PRESENCE OF

[Signature]

[Signature] (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)



Doc#: 0501834101
Eugene "Gene" Moore Fee: \$46.50
Cook County Recorder of Deeds
Date: 01/18/2005 11:58 AM Pg: 1 of 2



MAIL TO:

TITLE ZONE TITLE
800 S. WELLS AVE #190
CHGO, ILL. 60607

Tax ID Number: (PIN :16-00-20-021-0000).

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Property Address: 648 North Leamington Ave.
Chicago, Illinois 60644-1626.

LEGAL DESCRIPTION

LOT 3 AND THE NORTH 8 1/3 FEET OF LOT 4 IN BLOCK 3, IN THE SUBDIVISION OF THE NORTH 16 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office