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Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/29/2005 03:16 PM Pg: 1 of 5

Real Estate Contract
PIN # 19-24-204-010-0000

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REAL ESTATE CONTRACT
FORM APPROVED BY THE SOUTHWEST BAR ASSOCIATION AND
FORM APPROVED BY THE SOUTH/SOUTHWEST ASSOCIATION OF REALTORS®



SELLER: Estate of Sharon Harris

ADDRESS: 6325 South Rockwell, Chicago, ILL 60629

BUYER: C: A Real Estate Investment Corp. (CITY) (STATE) (ZIP)

ADDRESS: 10936 South Western Ave Chicago, ILL 60643
(CITY) (STATE) (ZIP)

- SINGLE FAMILY
- MULTI-FAMILY
- TOWNHOUSE
- CONDOMINIUM
- VACANT LOT (Check One)

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate, on the terms and conditions herein set forth.

DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION (Permission to attach hereto at any time hereafter)

STREET ADDRESS: 6325 S Rockwell Chicago, ILL 60629
(Include "Unit Number" if condominium or townhouse) (CITY) (STATE)

LOT SIZE: APPROXIMATELY X X X X X FEET.

IMPROVED WITH Single Family Dwelling
together with all appurtenances attached to and forming a part of the premises, for which Seller shall deliver a Bill of Sale at time of delivery of deed: existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioners, if any; attached outside antenna, if any; water softener (except rental units), if any; all planted vegetation; ceiling fans, if any; automatic garage door system and all related remote hand-held units, if any; and specifically including the following items of personal property now on the premises:

PRICE AND TERMS: Contingent on payoff amount

PURCHASE PRICE _____ \$

EARNEST MONEY DEPOSIT _____ \$

In the form of (cash), (personal check), (cashier's check) or (judgment note due _____) _____ \$

BALANCE DUE AT CLOSING _____ \$

FINANCING:
This Contract is contingent upon Buyer securing within _____ days of acceptance hereof a written mortgage commitment on the real estate herein in the amount of \$ _____ or such lesser sum as Buyer accepts, with interest not to exceed _____% per year, to be amortized over _____ years, the combined origination and discount fees for such loan not to exceed _____%, plus loan processing fees, if any. Buyer shall make written application for such loan within ten (10) days from date of acceptance of Contract, shall cooperate with the lender in supplying all necessary information and documentation, and shall diligently attempt to obtain the mortgage described herein. In the event the Buyer is unable to secure such loan commitment, Buyer shall provide written notice of same to Seller or Seller's attorney. Seller may, at his option, within an equal number of additional days, procure for Buyer such a commitment or notify Buyer that Seller will accept a purchase money mortgage upon the same terms. In the event neither Buyer nor Seller secure such loan commitment as herein provided within the time allowed, then this Contract shall become null and void and all earnest money shall be returned to Buyer. Buyer shall be allowed to have a mortgage or trust deed placed of record prior to closing, but any delays caused thereby shall not constitute a default by the Seller. Seller must allow reasonable inspection of the premises by Buyer's financing agent. Unless a contingent upon sale/closing provision is attached and made part of this Contract, Buyer represents that his ability to obtain financing is not subject to the sale, closing, or rental of any other real estate. Buyer will be deemed to be in default if he obtains a loan commitment conditioned upon the sale, closing, or rental of other real estate, and fails to close this transaction as agreed.

CLOSING:
The closing shall be on or before _____ at the office of Buyer's lender, or Title Company

POSSESSION: (Select one applicable option)
 Seller shall deliver possession to the Buyer at closing, OR
 Seller shall deliver possession to Buyer within _____ days from date of closing. Seller agrees to pay Buyer for use and occupancy the sum of \$ _____ per day for each day after closing that Seller retains possession. Seller shall be responsible for heat, utilities and home maintenance

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C&A Real Estate Investment Corporation
10936 South Western
Chicago, IL. 60643
773-238-9500 (office)
773-238-1563 (fax)

AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

I give my permission for you to release any and all information to Felecia Carter, ^{Veronica Watson} LESTER CARTER, Kathleen Crockett or Theodora McSwine, regarding my property located at 6325 South Rockwell, Chicago, IL 60629 in reference to any mortgage(s), liens or judgments. Please fax a written payoff as of 12/30/04 to 773-238-1563.

SIGNED X Denise Harris

CO-BORROWER _____
SS # _____

Borrower Estate of Sharon Harris, Denise Harris
Address 6325 South Rockwell St Executor
City/St/Zip Chicago, IL 60629
Bus. Phone _____
Res. Phone 773 776-5559
S.S.# 340-546343 Sharon Harris
Denise Harris 330 58 0204 (Executor of Estate)

Mortgagee PHH
Address 400 Leadenhall Rd
Phone # M: 1800-330-0423 / 800-257-6460
Fax # FAX 856-917-8300 8283
Loan # 0016200925
Contact Loss Mitigation Jason Arrington

03/28/2005 01:00 PM

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COMMITMENT FOR TITLE INSURANCE

Schedule A

Lawyers Title Insurance Corporation

Issuing Agent:
Nations Title Agency of Illinois, Inc.
246 East Janata Blvd.
Suite 300
Lombard, IL 60148

Commitment No.: 05IL01617

Effective Date: 2/3/2005 at 8:00 AM

1. POLICY OR POLICIES TO BE ISSUED:

(a) ALTA Owner's Policy

Amount \$200,000.00

Proposed insured: Herb Rivers

(b) ALTA Loan Policy:

Amount \$200,000.00

Proposed Insured: BNC Mortgage, Inc. ISAOA
its successors and/or assigns as their interest may appear

2. Title to the FEE SIMPLE estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

SHARON R HARRIS

3. The land referred to in this Commitment is situated in the State of Illinois, County of Cook

LOT 14 IN BLOCK 12 IN COBE AND MCKENNON'S 63RD STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This commitment is invalid unless the insuring provisions and the Schedules A and B are attached.

Nations Title Agency of Illinois
246 E. Janata, Suite 300
Lombard, IL 60148
Ph: (630)268-9989 Fax: (630)268-9580