UNOFFICIAL COPY



Real Estate Contract
RIN # 19034-204-010-0000

OF COUNTY CLOTHS

OFFICE

UNOFFICIAL COPY

REAL ESTATE CONTRACT

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



SELLER: Estate of Shakon Harris	OPPORTUNITY
	SINGLE FAMILY
ADDRESS: 6325 SOUTH ROCKWELL Chicago TILL hold 29	D MULTI-FAMILY
BUYER: C: A React Estate Investment (8) p. (ZIP)	
ADDRESS: 10936 South WesternAve Chicago Ill 6004	TOWNHOUSE
(CITY) (STATE) (ZIP)	CONDOMINIUM
· · · · · · · · · · · · · · · · · · ·	□ VACANT LOT
Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate, on the terms and conditions herein se	(Check One)
besorts from or Property Legal Description to attach hereto at any time hereafter)	
STREET ADDRESS 103 25 5 KOCKWEIL (h. Cago, Ill (00629
(Include "Unit Number" if concording or townhouse) (CITY) (STATE)	
LOT SIZE: APPROXIMATELY X X X X	FEET.
IMPROVED WITH Single Family Javelling	
together with all appurtenances attached to and francing a start of the premises for which Salles shall delice. But to	delivery of deed, existing
heating, plumbing, electrical lighting fixtures, ston windows, storm doors and screens, if any, drapery rods, curtain rods, if any; fence conditioners, if any; attached outside antenna, if any; water so ftener (except rental units), if any; all planted vegetation; ceiling fans, if any; system and all related remote hand held units if any; and appetitionally in the first state of the state	
door system and all related remote hand-held units, if an, and specifically including the following items of personal property now on	any; automatic garage
PRICE AND TERMS: On all and at an and an and an and an and an	
PRICE AND TERMS: Contingent on puigoff Amount	
EARNEST MONEY DEPOSIT '-	
In the form of (cash), (personal check), (cashier's check) or (judgment note due)	
PALANCE DUE AT OLOGOVO	
BALANCE DUE AT CLOSING \$	
FINANCING:	
This Contract is contingent upon Buyer securing within days of acceptance hereof a written mork age commitment on the amount of \$ or such lesser sum as Buyer accepts, with interest not to exceed % per vision.	real estate herein in the
years, the combined origination and discount fees for such loan not to exceed % plus on pressenting fees	ear, to be amortized over
written application for such loan within ten (10) days from date of acceptance of Contract, shall cooperate with the leader is supplied.	
involutation and documentation, and snall diligently attempt to obtain the mortgage described berein. In the event the event the event the	de engine ariali la
commitment, Buyer shall provide written notice of same to Seller or Seller's attorney. Seller may, at his option, within an equal purple procure for Buyer such a commitment or notify Buyer that Seller will accept a purchase money mortgage upon the same terms. In the	o system with an Device -
not belief secure such loan commitment as nerein provided within the time allowed, then this Contract shall become null and void as	المار من من من المار
be returned to buyer. Buyer shall be allowed to have a mortgage of trust deed placed of record prior to closing, but any delays acres	ad thoroby, shall and
constitute a detault by the belief. Delief must allow reasonable inspection of the premises by River's financing agent. Unless a conti-	nanni zanan anla tala siwa
provision is attached and made part of this Contract, Buyer represents that his ability to obtain financing is not subject to the sale, cloother real estate. Buyer will be deemed to be in default if he obtains a loan commitment conditioned upon the sale, closing, or rental	sing, or rental of any
fails to close this transaction as agreed.	of other rear estate, and
CLOSING:	ρ
The closing shall be on or before at the office of Buyer's lender, or	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 a per day for each day after closing that Seller retains possession. Seller shall be responsible for heat, utilities	nd occupancy the sum of
Policially and locality and locality and observe relative possession. Seller shall be responsible for heat, utilities	s and home maintenance

0508847225 Page: 3 of 5

OFFICIAL C

- (b) Seller represents that he has not received any notice from any governmental body of any ordinance, zoning or building code violation, condemnation proceeding, pending rezoning, or special assessment proceedings affecting the property.
- (c) All notices herein required shall be in writing and served upon the parties at the addresses shown on this Contract or upon the attorney for such party. In the event the name and address of the Seller or the attorney for the Seller is unknown, written notice may be served upon the listing broker as agent for such Seller. Facsimile transmission of any offer, acceptance, notice, or rider herein provided to the parties, their broker or attorney, shall constitute sufficient notice or acceptance. Original documents shall be forwarded in all instances within three (3) business days of such notice. Notice to any one party of a multiple person party shall be sufficient service to all.
- (d) This Contract and any Riders attached hereto shall constitute the entire agreement and understanding between the Seller and Buyer, and there are no other agreements, representations, or understandings, oral or written, between the parties with respect to the subject matter of this Contract. No alteration, modification, or amendment to this Contract shall be valid unless in writing and signed by all parties.
- (e) This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted
- (f) This Contract is subject to the provisions of Public Act 89-111 known as the Residential Real Property Disclosure Act, the terms of which are expressly incorporated herein and made a part of this Contract. The Seller represents that the information contained in the disclosure document is accurate as of the contract date.
- (g) The invalidity of any paragraph or subparagraph of this Contract shall not impair the validity of any other paragraph or subparagraph. If any provision of this Contract is determined to be unenforceable by a court, such provision shall be deemed severable and this Contract may be enforced with such provision severed or as modified by such court.
- (h) Prior to closing, Buyer share have the right to enter into and make a final inspection of the premises to determine that the premises are in the condition required by the terms of the Contract. If there has been an adverse change in the condition of the premises since the Contract Date, the Seller shall restore the premises to the same condition as it was on the Contract Date, or as called for by the terms of the Contract.
- (i) Seller shall pay for the State of Illinois and county real estate transfer tax stamps. Any municipal transfer tax shall be paid by the party designated in the ordinance of the municipality imposing the ay.
- (j) If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, the provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall ar ply
- (k) If the Buyer or Seller under this Contract is an invois land trust, the individual beneficiaries thereto have signed their names to this Contract to indicate ction with CLOSURE

redard to said trust.	r performance of this Contract and to indicate that they hold the sole power of direction with
This Contract and Riders numbered	RESIDENTIAL REAL PROPERTY DISCLOSURE
and one copy thereof delivered to Seller and one copy delivered	Philippile, are attached hereto and incorporated herein, shall be executed by Buyer and Seller
THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED.	F NOT U (DE):STOOD, SEEK LEGAL ADVICE BEFORE SIGNING,
Coun Quant David	The state of the s
CYA Real Estate en Co BUYER(S): Feleria Carter, Pres.	SELLERIS) X Denne Hans
BUYER(S):	SELLER(S):
Date of Offer:	Date of Acceptance:
	(This date shall be inserted only after the parties hereto have agreed to all
	the terms and conditions or this Contract and is also referred to herein as
	the Contract Date).
	Y OF BROKERS AND ATTORNEYS
(FIEASE CC	emplete when executing the Contract)
BUYER'S BROKER:	SELLER'S BROKER:
(Company)	(Company)
Telephone:	Telephone:
Fax:	· · · · · · · · · · · · · · · · · · ·
1 44.	Fax:
(Designated) or (Dual Agent): (Select one)	(Designated) or (Dual Agent): (Select one)
(Agent's Name) BUYER'S	(Agent's Name) SELLER'S
ATTORNEY:	ATTORNEY;
Telephone:	Telephone:
Fax:	Fax:

Page 4 of 4

0508847225 Page: 4 of 5

UNOFFICIAL COPY

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 Whein It	May Concern:
6325	rission for you to release any and all information to Felecia Carter, LESTERCARTER. ockers or Theodors McSwine, regarding my property located at Sporth Nockwell, Chicago, Ill 60629
in reference	to any mortigage(s), liens or judgments. Please fax a written payoff as
of $12/30$	to 773-238-1563.
SIGNED	X Denne Hans
CO-BORRO	WER
SS#	
Borrower Address City/St/Zip Bus.Phone Res. Phone S.S.#	Estate of Sharon Harris, Denise Harris [6325 South Rockwell St Chicago, Ill 60629 773776-5559 340-546343 Sharon Harris Denise Harris 330580204 (Executor of Estate)
Mortgagee Address Phone # Fax # Loan # Contact	PHH 400 Leadenhall Rd. M' 1800-330-0423 B00-257-6460 FAX 856-917 8300 8283 00 16200925 LUSS Migitation JASON Arrington

Lawyers Title Insurance Corporation

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

Commitment No.:

05IL01617

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

FOLICY OR POLICIES TO BE ISSUED:

(a) AUTA Owner's Policy

Amount \$200,000.00

Proposed in vied:

Herb Rivers

(b) ALTA Loar Poucy:

Amount \$200,000.00

Proposed Insured:

BIVC Mortgage, Inc. ISAOA

" a accessors and/or assigns as their interest may appear

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

SHARON R HARRIS

The land referred to in this Commitmer (is a tusted in the State of Illinois, County of Cook 3.

LOT 14 IN BLOCK 12 IN COBE AND MCKINNONS 63RD STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH AANGE 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 a tached Nations Tifle Agency of Illinois 246 E. Janata, Suite 300 Lombard, 11. 601 48 Ph: (630)268-8989 Fax: (630)268-9580