

UNOFFICIAL COPY

RECORDING OF
REAL ESTATE
CONTRACT FOR
4309 W. Harrison
Chicago, Illinois 60624



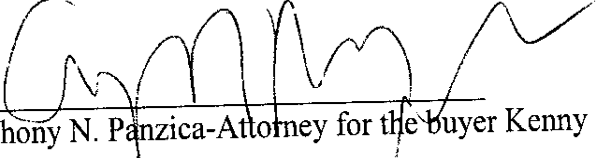
Doc#: 0528545040 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2005 09:49 AM Pg: 1 of 3

I, Anthony N. Panzica, am the attorney for the buyer Kenny Velez for the property located at 4309 W. Harrison, Chicago, Illinois 60624. Recording of the contract is to show the buyer's interest in purchasing 4309 W. Harrison, Chicago, Illinois 60624.

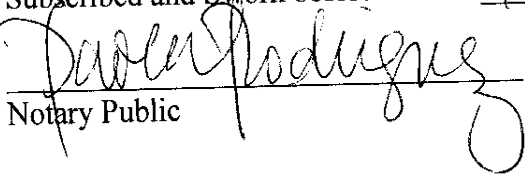
Seller is Paul Carter
Buyer is Kenny Velez

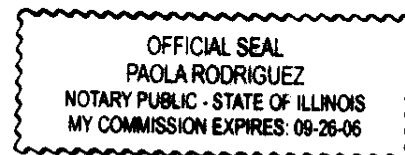
The property is 4309 W. Harrison, Chicago, Illinois 60624
The PIN is 16-15-400-015-0000
The legal is:

LOT 4 (EXCEPT THE SOUTH 7.44 FLET THEREOF CONVEYED TO CHICAGO RAPID TRANSIT COMPANY) IN BLOCK 9 IN GEORGE H. PARK'S ADDITION TO CHICAGO BEING A SUBDIVISION OF LOTS 1 AND 6 IN BLOCKS 9 AND 10 AND LOTS 1 AND 7 IN BLOCK 11 IN THE PARTITION OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ LYING NORTH OF BARRY POINT ROAD OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Anthony N. Panzica-Attorney for the buyer Kenny Velez

Subscribed and Sworn before me this 7th day of October 2005


Notary Public



This instrument was prepared by:
Anthony N. Panzica
3604 W. Irving Park Road
Chicago, Illinois 60618

Mail to:
Anthony N. Panzica
3604 W. Irving Park Road
Chicago, Illinois 60618

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MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 3.0



1 **1. THE PARTIES:** Buyer and Seller are hereinafter referred to as the "Parties".

2
3 Buyer(s) KENNY VELEZ Seller(s) OWNER OF RECORDS

4 (Please Print) (Please Print)

5 **2. THE REAL ESTATE:** Real Estate shall be defined to include the Real Estate and all improvements thereon. Seller

6 agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with the approximate lot size or acreage

7 of 25x125 commonly known as: 4309 W HARRISON Chicago IL 60624

8 Address City State Zip

9 COOK 1015400150000

10 County Unit # (if applicable) Permanent Index Number(s) of Real Estate

11 Condo/Coop/Townhome Parking Space Included: (check type) deeded space; limited common element;

12 assigned; Parking space # (insert number)

13 **3. FIXTURES AND PERSONAL PROPERTY:** All of the fixtures and personal property stated herein are owned by

14 Seller and to Seller's knowledge are in operating condition on the Date of Acceptance, unless otherwise stated herein.

15 Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing and well systems together with the

16 following items of personal property by Bill of Sale at Closing: [Check or circumscribe applicable items]

17 Refrigerator All Tacked Down Carpeting Fireplace Screen(s) (if Door(s) Grate(s)) Central Air Conditioning

18 Over/Range Stove All Window Treatments & Hardware Fireplace Gas Log Economic or Media Air Filter

19 Microwave Built-in or Attached Shelving Existing Storms & Screens Central Humidifier

20 Dishwasher Smoke Detector(s) Security System(s) (owned) Sump Pump(s)

21 Garbage Disposal Ceiling Fan(s) Intercom System Water Softener (owned)

22 Trash Compactor TV Antenna System Control Vac & Equipment Outdoor Shed

23 Washer Window Air Conditioner(s) Electronic Garage Door Opener(s) Attached Gas Grill

24 Dryer All Planted Vegetation with Transmitter(s) Light Fixtures, as they exist

25 Satellite Dish and System Invisible Fence System, Collar(s) and Box Home Warranty \$

26 **Other items included:**

27 **Items NOT included:**

28 Seller warrants to Buyer that all fixtures, systems and personal property included in this Contract shall be in operating

29 condition at possession, except:

30 A system or item shall be deemed to be in operating condition if it performs the function for which it is intended,

31 regardless of age, and does not constitute a threat to health or safety.

32 **4. PURCHASE PRICE:** Purchase Price of \$43,000.00 shall be paid as follows:

33 earnest money of \$ 1,000.00 by cash or check or money order

34 20 to be increased to a total of \$ 20,000.00 by cash or check or money order

35 money and the original of this Contract shall be held by the Listing Company, as "Escrow", in trust for the mutual

36 benefit of the Parties. The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire

37 transfer of funds, or by certified, cashier's, mortgage lender's or the company's check (provided that the title

38 company's check is guaranteed by a licensed title insurance company).

39 **5. MORTGAGE CONTINGENCY:** This Contract is contingent upon Buyer obtaining an unconditional written

40 mortgage commitment (except for matters of title and survey or matters totally within Buyer's control) on or before

41 JUNE 25, 2005 for a conventional 30 year loan of \$ 42,000.00 at such

42 loan rate as Buyer elects to take, plus private mortgage insurance (PMI), if required. The interest rate (initial rate, if

43 applicable) shall not exceed 7.5 % per annum, amortized over not less than 30 years. Buyer shall pay loan

44 origination fee and/or discount points not to exceed 1 % of the loan amount. Seller shall pay loan origination fee

45 and/or discount points not to exceed 2 % of the loan amount. These fees/points contained in by Seller shall be applied

46 first. Buyer shall pay the cost of application, credit and customary processing fees and Closing costs charged by lender.

47 (If FHA/VA, refer to Paragraph #36 for additional provisions.) Buyer shall make written loan application 30 days

48 business days after the Date of Acceptance. Failure to do so shall constitute a breach of contract under this Contract. If

49 Buyer, having applied for the loan specified above, is unable to obtain a loan commitment, this Contract shall be null and void and earnest money refunded to Buyer upon written

50 notice to Seller within the time specified. This Contract shall be null and void and earnest money refunded to Buyer upon written

51 notice of the Parties to Escrow. If Buyer fails to obtain a loan commitment, this Contract shall remain in full force and effect. Unless otherwise specified,

52 this Contract shall not be binding upon the parties until the date of Closing. If the parties fail to close on the date specified, this Contract shall be null and void and earnest money refunded to Buyer upon written

53 notice to Seller within the time specified. If the parties fail to close on the date specified, this Contract shall be null and void and earnest money refunded to Buyer upon written

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Buyer Initial KV Buyer Initial UV Seller Initial UV Seller Initial UV
Address 4309 W HARRISON Chicago IL 60624

Jun 20 05 09:44a

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390 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL
 391 PARTIES AND DELIVERED

392 The Parties represent that text of this form has not been altered and is identical to the official Multi-Board Residential
 393 Real Estate Contract 3.0

394 Date of Offer 06-20-05 20 DATE OF ACCEPTANCE 06-20-05 20

395 Date of Offer DATE OF ACCEPTANCE

396 Buyer Signature Seller Signature

397 Buyer Signature Seller Signature

398 Buyer Signature Seller Signature

399 KENNETH VELAZQUEZ OWNER OF RECORDS

400 Print Buyer(s) Name(s) Print Seller(s) Name(s)

401 4309 W HARRISON

402 Address Address

403 CHICAGO IL 60624

404 City State Zip City State Zip

405 Phone Number(s) Email Phone Number(s) Email

406 16873 SUDLER REAL ESTATE BROKERAGE 11035

407 16873 SUDLER REAL ESTATE BROKERAGE 11035

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Buyer Initial Seller Initial

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Page 3 of 3