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Doc# 0529734101 Fee: \$46.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/24/2005 03:32 PM Pg: 1 of 2

Articles of Agreement

Made this NOVEMBER Day of 30, 2004, between
CLARENCE LOVE, Seller, and
MR CHARLES AND MRS JANETT WOODRUFF, 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): 13-32-316-024-0000
Address of real estate 1628 N MERRIMAC AVE. CHICAGO IL 60639

And the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$289,750.00 TWO HUNDRED EIGHTY NINE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS, in the manner following: Monthly payments of (\$2,133.15) First payment due OCTOBER 1, 2006 and every thirty days thereafter until contract is Paid With interest at the rate of 9.125 % 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 theretofore 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 Charles and Janett Woodruff agrees to obtain financing within 1 year on or before January 01, 2006. If not Clarence Love 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 1628 N Merrimac Chicago Il 60639. Charles and Janett Woodruff understand that taxes are NOT escrowed and once they obtains financing for the property they will be responsible for paying all taxes on the property which are due march and October you are responsible closing costs for the buyer and the seller. Charles and Janett Woodruff is also responsible for the water bill, the upkeep and maintenance of the property and must obtain renters insurance. Charles and Janett Woodruff must bring approximately \$47,000.00 to the closing, which includes 12 months of suggested savings of \$3,916.00 per month. It is suggested that the borrowers must repair their credit and bring their credit score 550 to help re-establish credit. This is only a suggestion and there is no guarantee.

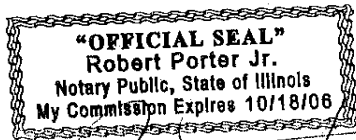
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

Clarence Love
CLARENCE LOVE-SELLER

Charles Woodruff
Janett Woodruff (SEAL)
CHARLES WOODRUFF-BUYER
JANETT WOODRUFF-BUYER

CLARENCE LOVE
773-960 4570



Robert Porter Jr.

11/30/04



mail to
Michael P. Cokey
435 W. Erie St #202
Chicago, IL 60610

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OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]

366

AREA SUB-AREA BLOCK PARCEL TAX CODE 71033

13-32-316-24

A GALES SUB 31 32 40 13 LOT SUB-LOT LOT BLOCK
GALES & WELCHS RESUB 27 ETC 50
S 11FT 11 7
N 21FT 12

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CAID
0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
46 47	48 49	50 51	52 53	54 55	56 57	58 59	60 61	62 63	64 65	66 67
68 69	70 71	72 73	74 75	76 77	78 79	80				
1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111
2222	2222	2222	2222	2222	2222	2222	2222	2222	2222	2222
3333	3333	3333	3333	3333	3333	3333	3333	3333	3333	3333
4444	4444	4444	4444	4444	4444	4444	4444	4444	4444	4444
5555	5555	5555	5555	5555	5555	5555	5555	5555	5555	5555
6666	6666	6666	6666	6666	6666	6666	6666	6666	6666	6666
7777	7777	7777	7777	7777	7777	7777	7777	7777	7777	7777
8888	8888	8888	8888	8888	8888	8888	8888	8888	8888	8888
9999	9999	9999	9999	9999	9999	9999	9999	9999	9999	9999

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