



Doc#: 0533618071 Fee: \$38.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2005 04:24 PM Pg: 1 of 8

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, Millard Daniels, Cook County, State of Illinois, agree to purchase, and SELLER, Roman and Roman Development LLC at 1507 N. Milwaukee Ave., Chicago, Illinois at a PURCHASE PRICE of Two Hundred Forty Seven Thousand Five Hundred Dollars (247,500.00), the Property commonly known as 1251 S. Karlov, Chicago, Cook County, Illinois, and legally described as follows (hereinafter referred to as "the premises"):

see legal attached

Permanent Index No. 16-22-206-019-000
together with all improvements and fixtures, and the following items of personal property set forth on Exhibit "A", presently located in the premises and owned by Sellers.

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyers by a Bill of Sale at the time of final closing.

2. THE DEED:

a. If the Buyers shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyers, at the time and in the manner hereinafter set forth, Sellers shall convey or cause to be conveyed to Buyers or their nominee, by a recordable, stamped, Warranty or Trustee's Deed, free of all encumbrances made, done or suffered by Sellers, good title to the premises subject only to the following "permitted exceptions", if any: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after this contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) Easements for public utilities; (e) Covenants and Restrictions.

b. The performance of all the covenants and conditions herein to be performed by Buyers shall be a condition precedent to Sellers' obligation to deliver the deed aforesaid.

c. In consideration of the payments made, and to be made, by Buyers, and the performance of all of the covenants and conditions contained on the part of Buyers, Seller shall execute a recordable Direction to Convey the property and Bill of Sale which conveys

MAIL TO: KAUFMAN & ASSOC
566 WILMINGTON ST
CHICAGO, IL 60661

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title to the personal property listed in paragraph 1 in this Agreement, to Buyers, and deliver the same to Ira T. Kaufman, as Escrow Agent, along with an executed original of this Agreement and all necessary transfer declarations; if Buyers make the payments and perform their agreements as set forth, the Escrow Agent shall deliver the Deed or Direction to Convey, Bill of Sale and transfer declarations to Buyers, but if Buyers fail to make the payments or fail to perform all of the agreements contained in this Agreement, the Escrow Agent shall return the Deed and all other documentation to the Seller.

3. INSTALLMENT PURCHASE: Buyers hereby covenant and agree to pay to Seller at , 1507 N. Milwaukee Ave., Chicago, Illinois 60622 or to such other person or at such other place as Seller may from time to time designate in writing, the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at the rate of fifteen percent (15%) per annum simple interest, all payable in the manner following, to-wit:

(a) At the time of the initial closing, the sum of \$500.00 , including Buyers' earnest money plus or minus prorations, if any as hereinafter provided,

(b) The balance of the purchase price, to-wit \$247,000.00, with interest at 15% simple interest, to be paid at the final closing.

(c) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid, shall be due on the 1st day of .

(d) The Buyers may prepay all or any part of the unpaid principal balance at any time prior to the due date without penalty;

3. CLOSING: The "initial closing" shall occur on 2006 (or on the date, if any, to which said date is extended by mutual agreement or by reason of subparagraph 8(b), at a mutually agreeable location. "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyers have been so performed.

5. POSSESSION: Sellers shall deliver possession of the premises to Buyers at the "Initial Closing".

6. TITLE:

(a) Sellers, at Sellers' expense, will purchase prior to the initial closing, a commitment issued by Chicago Title and Trust a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy with their Form B endorsement (or equivalent policy) in the amount of the purchase

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against the Buyers, or those claiming by, through or under the Buyers.

(b) If the title commitment or plat of survey discloses unpermitted exceptions, the Sellers shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions or survey defects. If the Sellers fail to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyers may terminate the contract between the parties, or may elect, upon notice to the Sellers within ten (10) days after the expiration of the thirty (30) day period, to take title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyers do not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyers hereunder shall be refunded.

(c) Every title commitment which conforms with paragraph 6 (a) shall be conclusive evidence of good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

(d) Sellers, as long as this contract is executory and Buyers are not in default, shall not convey the premises described or further encumber it in any way or do anything that will affect record title to the property as it now appears in the records of the Cook County Recorder of Deeds for the State of Illinois, except as provided in Paragraph 32.

7. AFFIDAVIT OF TITLE: Sellers shall furnish Buyers at or prior to the initial closing and, again, prior to the final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 3 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 6. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Sellers shall be signed by the beneficiary or beneficiaries of said Trust. All parties shall execute the "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

8. PRORATIONS: All proratable items shall be adjusted ratably as of the date of "initial closing".

9. SELLERS' REPRESENTATIONS:

(a) Sellers expressly warrant to Buyers that no notice from any city, village or other governmental authority of a dwelling

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demonstrate to the Buyers all said equipment and upon receipt of written notice of deficiency shall promptly and at Sellers' expense correct the deficiency.

10. BUYERS TO MAINTAIN: Buyers shall keep the premises in as good repair and condition as it now is, ordinary wear and tear excepted. Buyer excepted the premises in an "as is" condition.

11. INSURANCE: Buyers shall, at their own expense, beginning on the date of closing, and at all times thereafter, keep in force with an insurance company or companies acceptable to Sellers, fire and extended coverage insurance on the property being purchased, in an amount at least equal to the unpaid balance of the purchase price, with a loss-payable clause for the benefit of the mortgagees, Sellers and Buyers, as their respective interests may appear at the time of any loss.

12. There is no proration for real estate taxes.

13. BUYERS' INTEREST:

(a) No right, title or interest, legal or equitable, in the premises described herein, or in any part thereof, shall vest in the Buyers until the Deed, as herein provided, shall be delivered to the Buyers.

(b) In the event of the termination of this Agreement by default pursuant to paragraph 18, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyers or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Buyers therefor or for any part thereof.

14. LIENS: Neither Buyers nor Sellers shall permit a mechanics' lien, judgment or other lien to attach to the premises.

15. PERFORMANCE:

(a) If Buyers (1) default by failing to pay when due any single installment or payment required to be made to Sellers under the terms of this Agreement and such default is not cured within thirty (30) days of written notice to Buyers; or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyers within thirty (30) days after written notice to Buyers (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this Agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (i) maintain an action for any unpaid installments; (ii) declare the entire balance due and maintain an action for such amount; (iii) forfeit the Buyers'

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payments and add the amount so paid to the remaining unpaid balance under this Agreement.

16. DEFAULT, FEES:

(a) In the event that there is a default under this Agreement and it becomes necessary for any party to this Agreement to employ the services of an attorney, either to enforce or to terminate this Agreement, with or without litigation, the losing party or parties to the controversy shall pay to the successful party or parties a reasonable attorney fee and, in addition, such reasonable costs and expenses as are incurred in enforcing or terminating this Agreement. Buyers shall pay Seller's reasonable attorney's fees incurred in drafting and serving any Notice of Default in the event of a default hereunder.

(b) All rights and remedies given to Buyers or Sellers shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement; (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default.

17. NOTICES: All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party personally or by certified or registered mail, return receipt requested, postage prepaid addressed as follows:

If intended for Sellers :

If intended for Buyers:

or to such other address or addresses of which Seller or Buyers shall have given notice to the other as herein provided.

18. SELLER'S ACCESS: Sellers may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Buyers prior notice to any such inspection specifying reasonable cause therefor, related to Sellers' interest in the premises.

19. ASSIGNMENT: Neither Seller nor Buyers shall not transfer, pledge or assign this Agreement, or any interest herein or hereunder nor shall the Buyers lease nor sublet the premises, or any part thereof. Any violation or breach or attempted violation

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time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to the Sellers, which amount shall be without premium or penalty. At the time Buyers provide notice to Seller that they are prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at their expense a Release Deed for the prior mortgage, or obtain currently dated loan repayment letter reflecting the amount necessary to discharge and release the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyers. The repayment of the prior mortgage shall be supervised and administered by Buyers' mortgage lender, if any. Upon repayment of the prior mortgage, Seller shall receive the canceled note and a release deed in form satisfactory for recording shall be delivered to Buyers. Seller shall give Buyers a credit against the balance of the purchase price for the costs of recording such release. In the event Buyers do not have a mortgage lender, then the delivery of the canceled note to Seller shall be simultaneous with the delivery of the Deed from Sellers to Buyers, and to facilitate the delivery of the documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by the prior mortgage. At the time of delivery of the Deed, Buyers and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Sellers shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Buyers.

21. RECORDING: At Buyers' option, the parties shall record this Agreement or a memorandum thereof at Buyers' expense.

22. RIDERS: The provisions contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

23. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

24. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

25. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyers. Time is of the essence of this Agreement.

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27. BROKER: There are no brokers involved in this transaction.

28. STATE LAW The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois.

29. LAND TRUST The property is in a land trust as of the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 13 day of October, 2005.

BUYER:

SELLER:

Millard Daniels

Geraldo Bon

Property of Cook County Clerk's Office

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File No: **LT2350F**

First American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. Effective Date: **November 08, 2005,**
2. Policy (or Policies) to be issued:

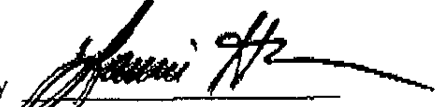
| | | |
|--|--------|---------------------|
| (a) ALTA OWNER'S POLICY | Amount | \$247,500.00 |
| Proposed Insured: Millard Daniels | | |
| (b) ALTA LOAN POLICY | Amount | |
| Proposed Insured: | | |
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by
Chicago Title Land Trust Company as Trustee under Trust Agreement dated February 8, 2002 a/k/a Trust No. 1110569, and Northstar Trust Co. as Trustee under trust agreement dated August 18, 2005, known as Trust No. 05-8803
4. The land referred to in the Commitment is described as follows:
LOT 26 IN BLOCK 2 IN WILLIAM A. MERIGOLD'S RESUBDIVISION OF THE NORTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY

Permanent Index No: 16-22-206-019-0000

Commonly Known As: 1251 South Karlov Avenue, Chicago, IL 60623

Countersigned By
LaSalle Title Company

By 
As Authorized Agent