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Doc#: 0703635075 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2007 08:24 AM Pg: 1 of 4

**REAL ESTATE CONTRACT FOR VACANT LAND  
6450-52 S. ELLIS  
CHICAGO, IL**

Property of Cook County Clerk's Office

**PREPARED BY AND MAIL TO:**  
NOREEN MCLAUGHLIN  
1327 ACORN STREET  
LEMONT, IL 60439

**BOX 334 CTI**  
8367588/KQ-OP

4K9

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## REAL ESTATE CONTRACT FOR VACANT LAND

1. HAVEN DEVELOPMENT

(Purchaser) agrees to purchase at a price

of \$ 40,000 on the terms set forth herein, the following described real estate in Cook County, Illinois:

(If legal description is not included at time of execution as per either attorney is authorized to insert thereafter) 6450-52 S ELLIS, CHICAGO *10/11/07*

commonly known as 6450 S ELLIS with approximate lot dimensions of 34 x 125. PIN # 2023105064  
LEGAL ATTACHED

2. Owner of Record (Seller) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) general taxes for the year 2003 (second installment only) and subsequent years.

3. Purchaser has paid \$ 0 as earnest money to be applied on the purchase price, agrees to pay additional earnest money of \$ CLOSING within      days after this contract has been signed by all parties and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing.

4. This contract is subject to the condition that Purchaser be able to procure by      a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of      % of the purchase price, or such lesser sum as Purchaser accepts, with interest not to exceed      % a year to be amortized over      years, the commission and service charges for such loan not to exceed      % and a balloon payment of the remaining principal balance due no sooner than 3 years after loan disbursement. If, after making every reasonable effort Purchaser is unable to procure such commitment within the time specified herein and so notified Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser.

5. The date of closing shall be APRIL 2007 provided that financing has been procured if above paragraph 4 is operative or on the date, if any, to which such time is extended by reasons of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed

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otherwise, at the office of any title company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Five days prior to closing Seller will provide a current survey of the property prepared by a registered Illinois land surveyor showing all improvements and no exceptions or encroachments which will not be insured over by the title insurance company.

7. The earnest money shall be held by \_\_\_\_\_ without interest for the mutual benefit of the parties.

8. This contract is subject to review by the attorneys for Seller and Purchaser on all issues other than price for a period of 7 days from the date this contract has been signed by all parties. If during that time the attorneys cannot reach agreement on any changes proposed by the parties, at the election of either party and on written notice, this contract shall terminate. If no notice is given within the allotted time, this contract shall remain in full force and effect.

9. Purchaser shall have access to the property for \_\_\_\_\_ days after the contract becomes final to conduct soil tests. If those tests are unacceptable to Purchaser and he so notifies Seller in writing, this contract shall be void and all earnest money shall be refunded.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof and to any attached riders, which Conditions and Stipulations are made a part of this contract.

Dated 5/8/06

Purchaser

HAVEN DEVELOPMENT - By *Monica Laugel*

(Address)

1327 ACOEN ST, LEMONT IL 60457

Seller

*Julius Unwin*

(Address)

for Cosmopolitan Church of Prayer

# UNOFFICIAL COPY

20-23-105-064

The South 16 2/3 feet of the North 33 1/3 feet of Lot 28 in King and Ramsey's Addition to Woodlawn Ridge in the northwest quarter of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as: 6450 S. Ellis Avenue, Chicago, Illinois

20-23-105-064

The South 16 2/3 feet of Lot 28 in King and Ramsey's Addition to Woodlawn Ridge in the northwest quarter of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as: 6452 S. Ellis Avenue, Chicago, Illinois

12/20/06

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