

# UNOFFICIAL COPY



Doc#: 0704422004 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2007 08:28 AM Pg: 1 of 2

## TAX ESCROW AND REPRORATION AGREEMENT

BUYER: Eloy Pelayo

SELLERS: Clarence E Sons and  
Pearl T. Sons

PROPERTY ADDRESS:

1132 Division Street,  
Chicago Heights, IL 60411

DATE OF CLOSING AND  
AGREEMENT:

December 13, 2006

### LEGAL DESCRIPTION:

Lot 2 in Sons' Resubdivision of the North Quarter of Lot 94 in Robert Bartlett's Olympia Gardens First Addition, a subdivision of the North Half of the Northwest Quarter of Section 19, Section 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No.: 32-19-100-016

The undersigned are Buyer and Sellers, respectively, in the above-captioned real estate transaction, and hereby agree and acknowledge that the above Permanent Tax Number covers the property being sold to Buyer, as well as the property retained by the Seller. For the purposes of closing, the Seller has given the Buyer a credit for \$340.06 for the 2006 taxes for the portion of the vacant land being sold. Due to the fact the property will not be divided for tax purposes for the tax year 2006, and possibly for 2007, the parties hereby agree as follows:

1. That the Buyer shall escrow with Sellers' attorney, McGrane Law Firm, the sum of \$340.06.
2. Upon issuance of the final 2006 tax bill, the Escrowee will reprorate the taxes for the vacant parcel conveyed to Buyer and the Escrowee shall pay to the Seller the escrowed funds to apply against the amount due from Seller on the reproration. Seller shall pay any additional amount due from Seller on reproration and Buyer shall pay the balance for the period from the date of closing to December 31, 2006.
3. In the event an undivided tax bill is issued for the real estate taxes for the year 2007, the Escrowee shall reprorate the taxes to establish the amount of said taxes for the land conveyed to the Buyer, as well as any improvements thereon, and Buyer shall be responsible for payment of said amount to Seller. Buyer shall provide Escrowee with an address to forward notice of reproration and shall submit payment prior to the date said taxes are due in 2007.
4. In the event Buyer does not remit the taxes due for the portion of land owned by Buyer for the 2007 taxes within the time provided, Seller shall have a lien on the real estate

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conveyed to the Buyer for the total amount of the taxes due from Buyer, as well as attorneys fee and costs to enforce collection of same.

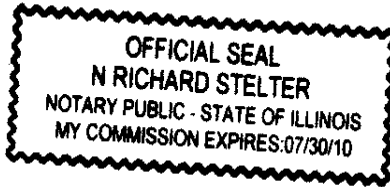
Executed by the parties hereto this 13<sup>th</sup> day of December, 2006.

*[Signature]*  
3537 S. ARTESIAN ST  
Chicago, IL 60632  
(BUYER)

*[Signature]*  
*[Signature]*  
(SELLERS)

SUBSCRIBED and SWORN to  
before me by the above Sellers  
on December 13, 2006.

*[Signature]*  
Notary Public



The undersigned agrees to act as Escrowee under the terms of the above-captioned Escrow Agreement.

McGrane, Perozzi, Stelter,  
Gerardi, Brauer & Ross, Ltd.

By: *[Signature]*  
Escrowee

This document was prepared by:  
N. Richard Stelter  
McGrane, Perozzi, Stelter,  
Gerardi, Brauer & Ross, Ltd.  
165 West Tenth Street  
Chicago Heights, IL 60411  
(708) 756-1550

After recording, RETURN TO BOX 454.