



Doc#: 0720747098 Fee: \$58.50  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 07/26/2007 03:08 PM Pg: 1 of 5

# Installment Note & Property Seller's General Agreement

• Second Mortgage Amount \$95,000.00 Date 7 / 17 / 02

Erika McLean, seller and owner of 9404 S. Trunbull Evergreen Park, IL. 60805 The Property Pin # 24-02-426-020-0000

& Property Legal Description \_\_\_\_\_ herewith, provides to Sibley Consulting Services

(Kenneth Sibley) Owner, a second mortgage in the amount of ninety five thousand dollars (\$95,000.00), effective upon the closing of said property hereunder.

Said mortgage shall be amortized over 360 months with an annual interest rate of (9.0%) percent. If Erika McLean owner of 9404 S. Trunbull Evergreen Park, IL. 60805 Decides to sell the property forementioned for Two hundred seventy thousand dollars, she will only receive \$175,000.00 at the closing minus any closing cost, not to exceed (3%) plus whatever Earnest Monies she received prior to the closing in the amount of \$ 47,647.50. She'll have to settle her second mortgage debt at the closing by allowing the Title Company to release to Sibley Consulting Services the difference of the \$270,000.00 & \$175,000.00 before closing cost are deducted on both of our behalf (3%). which is in the full amount of \$95,000.00 monies/debt owed to Sibley Consulting Services (Kenneth Sibley) Owner.

Seller agrees that she is selling her property by owner and that no Realtor is representing her/him & no Realtor will receive any proceeds from the closing that'll prevent the debt owed in the amount of \$95,000.00 being fully secured and paid to Sibley Consulting Services. In the event it's found that the seller has a Realtor representing the sell of the property located at 9404 S. Trunbull Evergreen Park, IL. 60805 The seller has agreed to get a release/ending of contract agreement signed and dated from the Realtor stating that the Realtor and seller agrees to end & release any and all involvement in helping the seller sell his/her above forementioned property is ending their signed contract agreement and the Realtor will not be entitled to any fees previously agreed to be paid to the Realtor in any previous agreed and signed contract by the seller & Realtor at or after the closing that interferes with the debt being satisfied with full payment paid to Sibley Consulting Services.

If the seller is unable to get the Realtor to give the seller a release ending of their contract agreement signed, The seller has made an agreement with Sibley Consulting Services that any fees that require payments/fees to be paid to the Realtor on the seller's behalf shall be paid to the Realtor solely from the seller's received monies & deducted from the seller's monies received at the closing, not from any monies due to Sibley Consulting Service at the closing. This signed Installment note serves as a lien on the property for sell located at 9404 S. Trunbull Evergreen Park, IL. 60805 & won't be released from the property & the property owner Erika McLean until the full payment debt is satisfied with a full payment released at the closing of the sell of this property to Sibley Consulting Services.

Purchaser shall make payments of seven hundred sixty four & 39/100 (\$764.39).

# UNOFFICIAL COPY

Purchaser shall make payments of Seven Hundred Sixty Dollars (\$ 764.<sup>39</sup>). Payments shall be due at seller's office on the first day of each month following closing hereunder for the term of (30) years.)

Said mortgage shall be secured by a promissory note and mortgage (or trust deed) by seller's attorney.

Herewith Authorized,

Herewith Accepted, This 7 day of 7,02 2007

Witnessed:

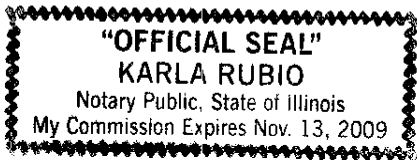
<u>SIBLEY CONSULTING SERVICES</u>	<u>[Signature]</u>
Seller or Lender	Buyer or Borrower

• **GUARANTY**

We the undersigned jointly and severally guaranty the prompt and punctual payment of all monies due under the aforesaid note and agree to remain bound until fully paid.

In the presence of:

<u>[Signature]</u>	<u>[Signature]</u>
Witness	Witness



County Clerk's Office

# UNOFFICIAL COPY

## Installment Note

Second Mortgage Amount \$95,000.00

Date 7 / 7 / 02

Erika McLean, seller and owner of 9404 S. Trunbull Evergreen Park, IL. 60805 The Property Pin # 24-02-426-020-0000 & Property Legal Description \_\_\_\_\_ herewith, provides to Sibley Consulting Services owner (Kenneth Sibley), a second mortgage in the amount of ninety five thousand dollars (\$95,000.00), effective upon the closing of said property hereunder.

Said mortgage shall be amortized over 360 months with an annual interest rate of (9.0%) percent.

Purchaser shall make payments of seven hundred sixty four & 39/100 (\$764.39). Payments shall be due at seller's office on the first day of each month following closing hereunder for the term of (30) years.

Said mortgage shall be secured by a promissory note and mortgage (or trust deed) by seller's attorney.

Herewith Authorized,

Herewith Accepted, This 1 day of 7/7/02 2007

Witnessed:

Sibley Consulting Services Erika McLean  
Seller or Lender Buyer or Borrower

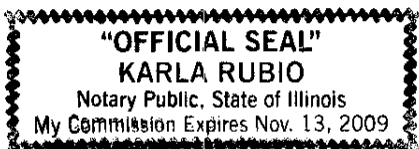
### GUARANTY

We the undersigned jointly and severally guaranty the prompt and punctual payment of all moneys due under the aforesaid note and agree to remain bound until fully paid.

In the presence of:

Karla Rubio 7/23/07  
Witness

Witness



# UNOFFICIAL COPY

Payments shall be due at seller's office on the first day of each month following closing hereunder for the term of (30) years.

Said mortgage shall be secured by a promissory note and mortgage (or trust deed) by seller's attorney.

Herewith Authorized,

Herewith Accepted, This 7 day of 7/1/07 2007

Witnessed:

<u><i>Lubis Consulting Services</i></u>	<u><i>[Signature]</i></u>
Seller or Lender	Buyer or Borrower

• **GUARANTY**

We the undersigned jointly and severally guaranty the prompt and punctual payment of all monies due under the aforesaid note and agree to remain bound until fully paid.

In the presence of:

<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>
Witness	Witness



Cook County Clerk's Office

# UNOFFICIAL COPY

THE GRANTOR(S) SUSANE AUGUSTYN, of the Village of Evergreen Park, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

ERIKA McLEAN  
5338 W. Warwick Ave.  
Chicago, IL 60641

the following described Real estate situated in the County of Cook in the State of Illinois, to wit:


Lot 3 in Block 27 in B.F. Jacobs Resubdivision of Blocks 1 to 16, 21 to 28 in B.F. Jacobs Evergreen Park Subdivision of the South East Quarter of Section 2, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO covenants, conditions and restrictions of record, Document No. (s) \_\_\_\_\_; and to General Taxes for 2001 and subsequent years.

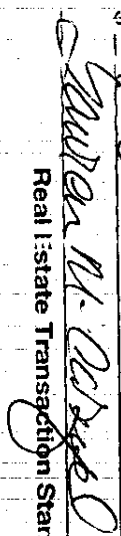
Permanent Real Estate Index Number: 24-02-426-020-0000

Address(es) of Real Estate: 9404 S. Trumbull, Evergreen Park, Illinois 60805

DATED THIS: 27<sup>th</sup> day of June, 2002

(SEAL)  (SEAL)  
SUSANE AUGUSTYN

\$ 730.00 Village of Evergreen Park

  
Real Estate Transaction Stamp

