

UNOFFICIAL COPY



Doc#: 0722060025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 11:01 AM Pg: 1 of 3

C E R T I F I C A T I O N

The undersigned, **ARI COHEN (COHEN)**, for the purpose of spreading of record certain facts relating to the property commonly known as **9718 SOUTH CALUMET, CHICAGO, ILLINOIS**, and legally described as

Lot 7 in Block 12 in Second Roseland Heights, a Subdivision of the East 2/3 of the Northwest 1/4 of Section 10, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois (PROPERTY)

PERMANENT TAX INDEX NO.: 25-10-117-027

certifies to the accuracy of the following:

1- That **COHEN** entered into a Real Estate Contract dated 7-3-07, for the purchase by him of the **PROPERTY**, a copy of which Contract is attached.

Ari Cohen

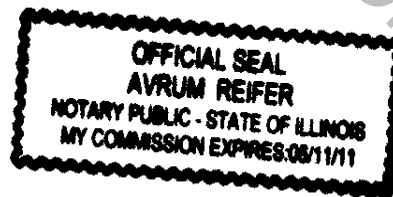
ARI COHEN

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 DAY OF AUGUST, 2007.

Avrum Reifer

NOTARY PUBLIC

PREPARED BY AND MAIL TO:
Avrum Reifer, Ltd.
3016 West Sherwin Avenue
Chicago, Illinois 60645



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07/06/2007 08:22

FORM 02/03



REAL ESTATE CONTRACT

FORM APPROVED BY THE BOARD OF SUPERVISORS AND THE ATTORNEY GENERAL OF THE STATE OF ILLINOIS



- Single Family
- Multi-Family
- Warehouse
- Condominium
- Vacant Lot

RECEIVED IN BAD CONDITION

BUYER: Timothy J. ...
 ADDRESS: _____
 PHONE: Chicago, Ill. Tel # 4802348002
 ADDRESS: _____

Buyer agrees to purchase and take title to the following described real estate, on the terms and conditions herein set forth.
 DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION: _____

PROPERTY: 117 S. ...
 ADDRESS: ...
 CITY: ... STATE: ...

PROPERTY: _____
 ADDRESS: _____
 CITY: _____ STATE: _____

PRICE AND TERMS: \$72,000
 FINANCING: 3,500
 CASH AS IS 93,500

PROPERTY: _____
 ADDRESS: _____
 CITY: _____ STATE: _____

PROPERTY: _____
 ADDRESS: _____
 CITY: _____ STATE: _____

PROPERTY: _____
 ADDRESS: _____
 CITY: _____ STATE: _____

[Handwritten signature]

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TITLE EXAMINATION
 The Department for the Registrar of Titles has examined the documents referred to in this contract and has found that they are in accordance with the provisions of the Land Transfer Act 1924 and the Land Transfer Act 1952 and that the same are validly and lawfully registered in the Land Transfer Office.

CONFERENCE, LEASE, ENCUMBRANCES:
 The property is subject to the mortgage of the Bank of New Zealand for the sum of \$100,000.00 and to the mortgage of the Bank of New Zealand for the sum of \$50,000.00. The property is also subject to the mortgage of the Bank of New Zealand for the sum of \$25,000.00.

PROVISIONS:
 The following provisions, if applicable, shall be printed in the body of this contract. If any provision is not printed in the body of this contract, it shall be deemed to be a condition of the contract.

DAMAGE TO TENANT BEFORE CLOSING:
 If the property or any part thereof is damaged or destroyed by fire or other casualty prior to closing, the provisions of the contract shall apply.

PROPERTY:
 The property is situated at 105 W. Madison Street, Chicago, Illinois. The property is a single-family residence.

DEPOSIT:
 The deposit is \$10,000.00. The deposit is held by the Registrar of Titles.

ATTORNEYS:
 Seller's Attorney: Dan Kinduski
 Buyer's Attorney: [Signature]

RESPONSES:
 The contract is subject to the provisions of the Land Transfer Act 1924 and the Land Transfer Act 1952.

- CONDITIONS, CONDITIONS AND REGULATIONS:**
- The purchaser shall be responsible for all taxes and charges payable by the purchaser.
 - The purchaser shall be responsible for all costs of the purchase.
 - The purchaser shall be responsible for all costs of the mortgage.
 - The purchaser shall be responsible for all costs of the title insurance.
 - The purchaser shall be responsible for all costs of the title search.
 - The purchaser shall be responsible for all costs of the title examination.
 - The purchaser shall be responsible for all costs of the title registration.
 - The purchaser shall be responsible for all costs of the title transfer.
 - The purchaser shall be responsible for all costs of the title deed.
 - The purchaser shall be responsible for all costs of the title recording.

The contract and all documents referred to in this contract shall be in accordance with the provisions of the Land Transfer Act 1924 and the Land Transfer Act 1952.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH UNDERWOOD, SINK LEGAL ADVICE BEFORE SIGNING.

BUYER: [Signature] **SELLER:** [Signature]
ADD: 105 W. Madison Street, Chicago, IL 60601
DATE: 7-2-07 **DATE ACCEPTED:** 7-3-07