



Made this 1TH day of MARCH, 19 98 between 27/5/0115 02 001 Page 1 of 1

MARY E. CALDWELL 7918 SO MERRILL CHICAGO ILL. 60617, Seller, and
JOSEPH MIMS 80827 AVE. MPLS. MN. 55418, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient recordable Warranty-Deed, with release and waiver of the right of homestead and dower, the following described

real estate in the County of COOK and State of ILLINOIS, to wit:
LOT 35 IN BLOCK 2 IN ACKLEY AND HARROUN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH SOUTH EAST AND WEST 33 FEET THEREOF TAKEN FOR STREETS) IN COOK COUNTY ILLINOIS

20-25-427-005
PIN - 20-36-202

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$85,000.00

EIGHTY FIVE THOUSAND DOLLARS AND NO/CENTS Dollars

in the manner following: THREE THOUSAND DOLLARS DOWN AND FINANCED THE BAL. BY MARY CALDWELL SELLER AND PAID BY JOSEPH MIMS PURCHASER AT \$719.61 PER MO. STARTING APRIL 1, 1998 AND PAID UNTIL APRIL 1, 2028 OR PAID OFF IN CASH AT A PRO-RATED BAL.

with interest at the rate of 10% per centum per annum payable ----- annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 2028. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 30 years of the date of execution of this contract.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

OFFICIAL SEAL
JOHN LEWIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/7/97

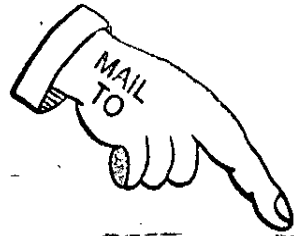
[Signature]
3/1/98

SIGNED AND DELIVERED IN PRESENCE OF
JOSEPH MIMS

[Signature] (SEAL)
JOSEPH MIMS (SEAL)

[Signature] (SEAL)

UNOFFICIAL COPY



Westtown Development
3821 W. HURON
CHICAGO, ILL. 60624

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