1. OFFER TO PURCHASE: I/	We (SELTER)	ON OWNER	COILCA (PLACHASER)	() N	1 P	22-98 msz	
(PURCHASER'S ADDRESS)	Invin	5/110 ·	OGICA S)	(STATE)	60 (ZIP)	534
offer to purchase the property of	commonly known as:	1118 N. C	(STREET)	-/ A	ILL	606	27
(CITY) Either party may attach the legal	al description and/or corre	(COUNTY)	t a later date.	0-	(STATE)	(ZIP)	
2 TIME FOR ACCEPTANCE	This offer shall be null and	l void unless accepted	by Seller no later than		- <i>9</i> 8		
3. PURCHASE PRICE: The put 4. EARNEST MONEY: Purchase check and \$			THE SUCCESSION OF STREET	riate of Contract acce	otance. The earnes	tial \$ // A C strongly and an original of	f this Contract, s
be held by Listing Company, as	s escrowee, for the benefit of	f the parties hereto. Th					
W9) must be attached hereto. 5. PAYMENT OF THE PURCHASE 6. FINANCING CONDITION:	E PRICE: The payment, includes) The Contract shall be su	ling earnest money, and	subject to applicable prorat	tions, shall be paid by	cashier's or certified cl	heck, or mutually agreeable in Buyer shall secure	negotiable instrum e, er there shall
made available to Buyer, a writt Buyer accepts, with initial interes	ten commitment for a loan i	to be secured by a me	ortgage or trust deed on per annum, said loan to t	n triey premises in the be amortized over a	period of	years wit	th a loan servici
charge not to exceed made. The type of financing is	%, plus a intended to be as follows:	any other usual and c	ustomary processing fee	es or closing costs c	narged or required	by the tender where applic	
(DELETE THOSE ITEMS WHICE (a) Conventional (Fixed or Adju-	CH ARE NOT INTENDED TO ustable Rate) Mortgage from	o APPLY) n an institutional lende	(d) Other	-			
(b) Assumption of existing month7. TIME AND PLACE OF CLO'zgood and merchantable or http://dx.	4. 'G: Closing or escrow pay	by conveyance by start	noed recordable warranty	deed for other approp	oriate deed if title is v	d upon in writing, provided ti- rested in trust or in an estate)	and payment of
balance of the purchase price (wi	nu anpropriate credits for ear	nest money and other a nent can be reached at	ascertainable items) and o the title company escrow	delivery of a purchase closing office situated	money mortgage if a I geographicallly near	applicable. This sale shall be rest the property.	e closed at an off
8. TITLE: Title, when conveye	ed, si all he good and merc	chantable, subject only	y to general real estate to	axes not due and pa r's use and aniovme	yable at the time of ntof the property.	closing and covenants, co	
9. TAXES: Seller represents the PROPATIONS: (a) Real of	that the rijost recent ascerta	ainable tax bill for the y	year 19 is \$ v ascerfainable full year r	real estate tax bill, ren	ts association dues	s, accrued interest on morto	gage indebtedness
mortgages which are being assi outstanding against the propert (b) Seller represents that as of	sumed and one proratable	items shall be prorater Paragraph (b) bereinb	d to the date of the actua	al closing. Seller is res	sponsible for full pay	, or any special asses	sments currently Seller shall p
at Purchaser's request, prior to	closing, copies (if any of	all Association Declar	ations, By-Laws Articles	, and Hules and Heg	julations.	~	
12. PERCOLATION AND/OR S	SOIL BORING TEST: The Co	ontreict is subject to PU	fRCHASER obtaining, at th	77	1 1 1		
A. A percolation and/or soil anal authorities for a bedro	lysis test acceptable to Purc. oom house.	and a site of PURC	CHASER's choice on the	property suitable or	optaining the neces:	sary septic system permit fr	om the appropri
B. A soil boring test acceptable Seller(s) hereby grant access to	to Purchaser. the property to Purchaser of the property to Purchaser of the days apposited baroin for P	or Purchal er's agents f	for said purposes. In the o	event such fest(s) is/a	are unsatisfactory to d earnest money sh	Purchaser, at the option of the	the Purchaser u
written notice to Seller within the direction of Seller and Purchase WAIVED AND THE CONTRACT	e days specified herein for P er to escrowee. IN THE EVEN SHALL BE IN FULL FORCE	Purchaser to obtain said NT PURCHASE 4 FA LS FAND EFFECT	d test(s), the contract she S TO GIVE SELLER WRIT	H-be full and void and TEN NOTICE WITHIN	d earnest money sh THE APPLICABLE	iall be refunded to Purchase TIME PERIOD, THIS RIDER	er upon wriπen
13. SALE OF REAL ESTATE:	The contract is contingen	nt upon the occurre oc	e at e following with W			<u> </u>	
 (A) Execution of a contract for Purchaser's property is not curr 	r sale of the real estate on or rendy listed the property sha	or beforeall be listed with a licen	*/ 	: said cor	ntract will not be con	ntingent upon the sale of re	al estate; if the after contract
acceptance, for the entire term	of the contingency period: a	and/or					
If the contingencies have not b	ecome null and void and al	ll earnest m <u>oney shaff</u>	be returned.	haser. The parties ac	i Dentained بردی المحالف Arte that the	990 JUII earl Juan	the market duri
Purchaser, the contract shall be	ed and any period bains all	OWED for Attornau's "	lavious of the contract 🧢				, and the state of
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20. ATTORNEY REVIEW: The parties ag set that he in especially review and make middications, other than the adjunctions price, mutually acceptable to the parties, within four (4) business days after the acceptance date of the Courses In the parties of your agree and with a notice thereof agive no the other party with the time specified, then this Contract shall become null and void, and all monies paid by the Purchaser shall be refunded. In THE ABSENCE OF WRILTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN. THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT. The Parties agree that during the above stated period the Seller's property will not be shown to prospective Purchaser's unless conditions stipulated in this contract specifically direct that the propedy remain on the market. During the attorney review period and until the sale is closed, the parties acknowledge that additional offers may be presented to the Seller's option.

GENERAL CONDITIONS

- 21. WELL AND SEPTIC EVALUATION: In the event the premises has a well or septic system, the Seller will provide the Purchaser, at the Seller's expense, within twenty-one (21) days after the date of the Contract, a well water evaluation and a septic system evaluation acceptable to the appropriate governmental authority, indicating proper operating condition and a laboratory approved well water evaluation. If the Seller has promptly applied for said evaluations and has been unable to obtain acceptable evaluation results within the time specified, Seller shall serve written notice of such failure and inability to obtain the recessary evaluations to Purchaser and Seller shall have fifteen (15) days in which to arrange for compliance at the Seller's expense. In the event such compliance cannot be completed in the time specified, then the Purchaser may declare the contract null and void, and the earnest money deposit shall be refunded to the Purchaser upon written direction of all parties to escrowee.
- 22. EVIDENCE OF TITLE: Seller shall, at his expense, deliver or cause to be delivered to Purchaser's attorney within customary time, limitations and sufficiently in advance of closing evidence of title in Seller or Grantor by a title commitment for title insurance by a title company licensed to operate in the State of Illinois; bearing a date on or subsequent to the date of the acceptance of this Contract, but issued not more than 45 days prior to the closing, in the amount of the purchase price, subject only to items tisted in the TITLE paragraph on the date of this contract and usual stock objections, together with payment directly, or by credit for all reasonable Seller's, charges, including but not limited to: search, insurance, tecording charges, and transfer samps. Delay in delivery by Seller of a commitment for title insurance due to a delay by Purchaser's mortgage and bringing down title shall not cause a default of this Contract. The title insurance policy or commitment for title insurance furnished by Seller shall be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If evidence of title discloses other defects, Seller shall have thirty (30) additional days to cure such defects and notify Purchaser, but Purchaser may take the title with such other defects (with right to deduct from title purchase price leips and encommon and the property is currently registered in Torrens, the parties agree that all costs attributable to the Torrens deregistration shall be paid by the Seller.
- 23. SURVEY. Prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than three (3) months prior to the date of closing provided herein and showing all improvements presently located therein, including buildings, fences, patios; sidewalks and driveways. If Purchaser's mortgage desires a more recent or extensive survey, same shall be obtained at Purchaser's expense. In the event the survey discloses encroachments, violations of easements or other violations, this Contract, at the option of the Purchaser, shall become null and void; unless Seller can obtain insurance over said matters. . ⊊.
- 24. <u>VIOLATIONS</u>: Seller warm its that he has not received any notice from any city, village or other governmental authority of any dwelling code, zoning ordinance or architectural control violations. If a notice is received a tetween date of acceptance of the contract and date of closing, Seller shall promptly notify Purchaser of such notice, at which time the Seller shall have the option of repairing all such cours iolations at Seller's own cost, and if the Seller elects not to make such repairs, the Purchaser shall have three (3) business days to cancel this contract. In the absence of such notice to can be in the seller's own cost, and if the Seller elects not to make such repairs, the Purchaser shall have three (3) business days to cancel this contract. In
- 25. WARRANTIES AND REPRES INT ITIONS: Any warranties and representations and other similar provisions requiring additional acts after the closing shall survive the closing and the conveyance of the deed and shall continue to be binding upon the parties.
- 26. REAL ESTATE TRANSFER LAWS: So en shall pay the amount of any stamp tax imposed by State of Illinois law and county law on the transfer of title. Any transfer tax imposed by local ordinance shall be paid in accordance with said or finance. Both parties agree to execute any declarations or any forms required in connection with said transfer taxes. Seller shall comply with all local ordinances regarding inspection ar ufor ansfer of the property prior to closing.
- 27. PAYOUTS: Existing mortgage and other lien ind abludness may be paid at closing out of the sale proceeds, unless Purchaser takes title subject thereto.
- 28. DEFAULT: In the event of default by Purchaser, the errne it money, less the expenses and commission of the listing broker (unless a Brokerage Fee Disclaimer Rider has been used by 28. DEFAULT: In the event of default by Purchaser, the erment money, less the expenses and commission of the listing broker (unless a Brokerage Fee Disclaimer Rider has been used by the listing broker), shall be paid to the Seller, if Seller defaults in earnest money, at the option of Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract. In the event of litigation, the precailing party shall be entitled to collect reasonable attorney fees and costs from the losing party. In the event of a dispute between Seller and Purchaser as to whether a default has occurred, lock may, if acting as escrowee of earnest money, initiate an action in the nature of interpleader and deposit all disputed escrow funds with the Clerk of the Circuit Court. The part is agree that the escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney's fees, related to the filling of the interpleader and do hereby agree to indem. In any hold escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, rests and expenses arising out of its such claims and demands. fees, costs and expenses arising out of such claims and demands.
- 29. MEDIATION: The parties hereto agree that any and all disputes or claims be we'rn Purchaser and Seller arising out of or relating to this Contract or the breach of this Contract shall be submitted to the NWAR HOME SELLERS/HOME PURCHASERS NON-BINDING. WE WATION SYSTEM and Shall be mediated in accordance with the Bules and Procedures of said system. The cost of said mediation shall be shared equally between the parties, and shall not exceed \$400 for a 1/2-day session.
- NOTICES: All notices required shall be in writing and served by one party or his at orney o the other party or his attorney. Notice shall be given in the following manner:
- 30. NOTICES: All notices required shall be in writing and served by one party of his at oney of the other party of the other party; or

 (1) By personal delivery of such notice to the other party; or

 (2) By mailing of such notice to the other party by regular mail AND by either (a) -certified m .il, in turn receipt requested, or (b) mailigram with confirmation copy. In the event notice is served by certified mail or mailigram, the date of mailing of the notice shall be its effective date.

 (3) By sending facsimile transmission to the other party or his attorney, followed by mailing of or ginal by regular mails. Notice shall be effective as of date and time of facsimile transmission.

(Sign:_me)

theigh//Agant

- 31. FACSIMILE MACHINES: Seller and Purchaser agree as follows:

 (1) For purposes of negotiating and finalizing this Contract; any signed documentation including the Co. Int. ct. Riders and any subsequent amendments transmitted by facsimile machine shall be treated in all mariner and respects as an ORIGINAL document and shall be considered to have the sene binding legal effect as an ORIGINAL document.

 (2) The signature of any party shall be considered for these purposes as an ORIGINAL signature.

 (3) At the request of either party, any facsimile document shall be re-executed by both parties in an ORIGINAL form.

 (4) The parties hereby agree that neither shall raise the use of the facsimile machine or the fact that any signature or document was transmitted or communicated through the use of a facsimile machine as a defense to the formation of this Contract (including any subsequent amendments, riders to this Contract and any signature or ments), and forever waive any such defense.
- 32. BUSINESS DAYS: Business Days are defined as Monday through Friday from 9:00 a.m. to 5:00 p.m., local time, exc uo. g federal holidays.
- TIME IS OF THE ESSENCE OF THIS CONTRACT.

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THE HALL

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LOT 11 IN BLOCK 1 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 AND LOTS 2, 4 AND 5 OF BLOCK 17, ALL IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 OF CLIFFORD'S ADDITION TO CHICAGO IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1118 N. CALTERNIA - CHICAGO, IL
PIN 16-01-304-034-0000