

UNOFFICIAL COPY

Articles of Agreement



Made this 2nd day of November, 1998, between Steel City National Bank of Chicago, Trustee u/t/a dated May 5, 1981 and known as Trust 2448, Seller, and Dominic Riccordino and Rosemary Riccordino, 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 1 in Block 3 in Edgewood, being a Subdivision by Hill and Geiger of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 18 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Tax No. 20-32-300-008

Commonly known as: 8300 S. Justine, Chicago, IL 60620

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and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Three Hundred Sixty Thousand (\$360,000.00) Dollars

in the manner following: \$41,421 at closing and the balance of \$318,579 and interest at the rate of 6% per annum payable in monthly installments of \$2,688.13, due on the first day of December, 1998 and on the first day of each and every month thereafter,

with interest at the rate of _____ 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 1998. 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 10 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.

PROFESSIONAL NATIONAL TITLE NETWORK, INC.

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

Steel City Natl Bank, Trustee u/t/a dated 5/5/81 & known as Trust 2448

SEALED AND DELIVERED, IN PRESENCE OF

David M. Hudson, atty

Genevieve Riccordino (SEAL) beneficiary
Dominic Riccordino (SEAL) Dominic Riccordino
Rosemary Riccordino (SEAL) Rosemary Riccordino

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Prepared by
sent to
Dave Steadman
3113 W. 63rd St.
Chgo Il. 60629

Subscribed by (Print Name)

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