

# UNOFFICIAL COPY



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LAW-TITLE-ARCHER

Doc#: 0804416073 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2008 03:18 PM Pg: 1 of 2

## REAL ESTATE LAND CONTRACT - ILLINOIS (Illinois)

THIS MEMORANDUM WITNESSETH, THAT seller: ARMANDO GOVEA

hereby agrees to SELL, and purchase: MARCO A. PULIDO

agrees to PURCHASE, at the price of \$ 175,000 OR PAYOFF OF LOANS ON  
PROPERTY CURRENTLY HLS LOANS #759104451887 & 759104458852 Dollars.

the following described real estate, situated in COOK County, Illinois:

LOT 35 AND THE WEST HALF OF LOT 36 IN BLOCK 5 IN CLARK AND MARSTON'S FIRST ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
Permanent Real Estate Index Number (s): 19-35-108-066-0000

Address (es) of Real Estate: 3626 W. 80TH PLACE CHICAGO, IL 60652

Subject to: (1) existing leases, expiring NONE  
the purchaser to be entitled to the rents, if any, from the time of delivery of Deed; (2) all taxes and assessments levied after the year 192005; (3) any unpaid special taxes or assessments, levied for improvements not yet made; also subject to: BUYER IS RESPONSIBLE FOR ALL UTILITIES INVOLVING PROPERTY INCLUDING & NOT LIMITED TO WATER BILL.

Purchaser has paid NONE Dollars,  
as earnest money, to be applied on said purchase when consummated, and agrees to pay, within forty days after the title has been examined and found good, the further sum of PAYOFF OF LOANS INVOLVING PROPERTY

Dollars, at the office of TITLE COMPANY, provided a good and sufficient TITLE recordable Warranty Deed, conveying to purchaser a good title to said premises with waiver and conveyance of any and all estates of homestead therein and all rights of dower, inchoate or otherwise, (subject as aforesaid), shall then be ready for delivery. The balance to be paid as follows: PAYING OFF BOTH LOANS INVOLVING PROPERTY BY REFINANCING UNDER BUYERS NAME.

with interest 5/1 & FIXED at the rate of 8.5 & 12.9 per cent per annum, payable semi-annually, to be secured by notes and mortgages, or trust deed, of even date herewith, on said premises, in the form CHECK MADE PAYABLE TO NOTE HOLDER.

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Seller shall furnish within a reasonable time a certificate of title issued by the Registrar of Titles of COOK County or a

complete merchantable abstract of title, or a merchantable copy, brought down to date, or a merchantable title insurance policy

(or commitment) of \_\_\_\_\_ brought down to date. In case the title upon examination, is found materially defective, within ten days after said abstract, certificate of title or title insurance policy (or commitment) is furnished, then unless the material defects be cured within sixty days after written notice thereof, the said earnest money shall be refunded and this contract is to become inoperative.

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.

If the subject property is located in the City of Chicago, Seller and Purchaser agree that Seller and Purchaser shall comply with provisions of Chapter 5-16-050 of the Chicago Municipal Code concerning Heating Cost Disclosure for the subject property.

Should purchaser fail to perform this contract promptly on his part, at the time and in the manner herein specified, the earnest money paid as above shall, at the option of seller, be forfeited as liquidated damages, and this contract shall be and become null and void. Time is of the essence of this contract, and of all the conditions thereof.

This contract and the said earnest money shall be held by NONE

\_\_\_\_\_ for the mutual benefit of the parties hereto.

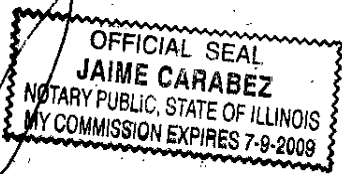
In testimony whereof, said parties hereto set their hands, this 15<sup>TH</sup> day of JUNE, 19 2005.

Amante Souto (SEAL)

Manoel Puelco (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)



COOK County Clerk's Office