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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2008 01:36 PM Pg: 1 of 3

ARTICLES of AGREEMENT for DEED

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## ARTICLES OF AGREEMENT FOR DEED

1. BUYER: BOBBIE CLOPTON Address: 8027 S. TRUMBULL  
 County; State of Illinois agrees to purchase, and SELLER: CERTIFIED MANAGEMENT SERVICE, Inc.  
 Address: 3052 W. Devon Ave., Chicago, Illinois. Cook  
 County; State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of Three Hundred Twenty Thousand  
 Dollars \$ 320,000.00 the PROPERTY commonly known as 9148 S. ADA St Chicago, Illinois,  
 and legally described as follows:

LOT 29 IN BLOCK 7 IN CREMIN AND BRENNAN'S FAIRVIEW PARK, SUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS IN CROSBY AND OTHERS SUBDIVISION OF THE SOUTH 1/2 (WEST OF RAILROAD) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 4,469.41 SQ. FT. = 0.1026 ACRES

COMMONLY KNOWN AS: 5128 SOUTH ADA STREET, CHICAGO, ILLINOIS.

(hereinafter referred to as "the premises"), with approximate lot dimensions of 35.49 X 125.47, together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; ~~central cooling, humidifying and filtering equipment;~~ ~~fixed carpeting;~~ built-in kitchen appliances, equipment and cabinets; ~~water softener (except rental units);~~ existing storm and screen windows and doors; attached shutters, shelving, ~~fireplace screen and ornaments;~~ ~~roof or attic T.V. antenna;~~ all planted vegetation; ~~garage door openers and car units;~~ (STRIKE ITEMS NOT APPLICABLE) and the following items of personal property:

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

2. THE DEED: (a) If the Buyer shall first make all the payments and perform all the covenants and agreements in this Agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee, by a recordable, stamped warranty deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions", if any: (1) General real estate taxes not yet due and payable; (2) Special assessments confirmed after this contract date; (3) Building, building line and use or occupancy restrictions, conditions and covenants of record; (4) Zoning laws and ordinances; (5) Easements for public utilities; (6) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (7) If the property is other than a detached, single-family home: party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, ~~covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of~~

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35. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" and "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

36. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust, shall be delivered to the Buyer or his attorney on or before Nov. 30, 2007 otherwise at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than EL ROD and REALTY. Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 30th day of November, 2007.

SELLER:

CERTIFIED MANAGEMENT Inc.

by:

[Signature]

BUYER:

Bobbie Clopton

STATE OF ILLINOIS )

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) SS.

COUNTY OF COOK )

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that persons personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of FEB 2008

[Signature]  
Notary Public

Commission expires

7-25-08

