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Cook County Recorder 47.50

FOR WARRANTY DEED
(Illinois)

February, 1985

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ARTICLES OF AGREEMENT

Made this 20th day of November, 1998, between
Parkland Management, Inc., Seller, and
Abe Brenner, 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 incumbrance 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 193 and Lot 194 (except the West 6 inches thereof) in Block 3 in Young and Clarkson's Third Addition of Kensington, being a Subdivision of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 (except the East 13.565/1000 feet) of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s) 25-28-205-048-0000

Address(es) of real estate: 101 W. 119th Street, Chicago, Illinois

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of One Hundred and Fifty Thousand Dollars in the manner following:

\$6,250.00 down and the balance of One Hundred and Forty-Three Thousand, Three Hundred and Seventy-five Dollars paid as follows: \$1,054.79 per month beginning on March 1, 1999 and the first of every month thereafter, with the balance of \$139,202.77 due in full on March 1, 2004. Interest shall be paid at the rate of 8% per annum. Additionally, purchaser shall be responsible for the payment of all real estate taxes that accrue against the subject property beginning with the date of the execution of these Articles of Agreement. Purchaser shall be required to maintain liability insurance for the subject property in amounts of no less than \$100,000.00/\$300,000.00 and fire and casualty insurance in amounts of no less than \$150,000.00. These policies shall name the owner as additionally insured and that these policies can not be canceled without at least 30 days advanced written notice to the landlord.

with interest at the rate of 8% Per annum payable monthly 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 the 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.

Rider attached hereto is herein made a part of this contract.

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

SEALED AND DELIVERED, IN PRESENCE OF

(SEAL)
 (SEAL)
 (SEAL)

COVERED BY
 MAIL TO - GREG BELKOWITZ PER.
 NORTH SIDE MBT
 1307 S. WABASH AV
 CHICAGO, ILL. 60605



RIDER

Rider attached to Articles of Agreement ("Articles") day 12/20/98
by and between Abe Brenner ("Purchaser"), and Parkland Management, Inc.
("Seller") for the property known as 101 W. 114th Street, Chicago,
Illinois ("Property"). *MB*

R-1 Condition of the Property. The subject property is being sold in an "as is" condition. Purchaser has inspected the subject property and accepts it in its present condition. Seller makes no warranties or representations as to the condition or the fitness for a particular use of the subject property.

R-2 Rider Controlling. This Rider supplements and modifies the provisions of the Articles of Agreement. In the event of any inconsistency between the provisions of the Articles of Agreement and the provisions of the Rider, the Provisions of this Rider shall, in all cases, prevail and all conflicting provisions in the Articles of Agreement shall be deemed deleted. All items defined in the Articles of Agreement and used in this Rider shall have the same definition as set forth in the Articles of Agreement.

R-3 During the Term of these Articles of Agreement, Purchaser shall operate and maintain the Property in a clean, safe and healthy condition and shall make all necessary repairs of any kind or nature to keep the property in compliance with all applicable building codes, ordinances and laws. If either party shall receive any notice of violation of any law, ordinance or code with respect to the Property, then they shall notify the other of such notice. Purchaser shall notify the Seller as to their proposed action and correct the violation or have such notice retracted, further, the Purchaser herein shall take such other actions in maintaining and operating the Property that a reasonable and prudent owner would take. Any work performed by Purchaser on the Property shall be done in a good, workmanlike and lawful manner and shall be paid for by the Purchaser from its own funds.

R-4 Real Estate Brokers. Seller and Purchaser represent and shall indemnify each other relating to these Articles of Agreement, that they have not retained the services of any broker.

IN WITNESS WHEREOF, the parties have executed the Rider as of the date written below.

PURCHASER:

By: *[Signature]*
Its: _____

SELLER:

By: *[Signature]*
Its: *[Signature]*

Dated: 11/20/98

Dated: 11-20-98