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AGREEMENT, made this 19th day of November, 1998, between

Bu Ung Kang and Jeong Hee Kang, Seller, and

William B. Kindra and Steven C. Kindra and Robert Kollar, Purchaser:

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's _____ recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows:

Lot 64 in Thomasson and White's Balmoral Garden's Subdivision of Blocks 3 and 4 in North Park addition to Chicago, a subdivision of parts of the Northeast 1/4 and the Southeast 1/4 of section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

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1998-12-08 11:59:18
Cook County Recorder 51-58

Permanent Real Estate Index Number(s): 13-11-210-039

Address(es) of premises: 5400 N. Sawyer

and Seller further agrees to furnish to Purchaser on or before November 19, 1998, at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by PNTN, (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title*, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of Akram Zanayed, 5435 Diversey

Chicago, Illinois 60639



the price of Three Hundred Forty Thousand Dollars Dollars in the manner following, to-wit:

\$61,200.00 at closing and the balance of Two Hundred Seventy Eight Thousand Eight Hundred to be paid as follows: 59 equal monthly installments of \$1,982.50 and a final balloon balance of the remaining amount due if not previously paid due November 19, 2003. Each monthly payment shall be due on the 19th of each month beginning with December, 1998

with interest at the rate of 7.5 per cent per annum payable Monthly on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on November 19, 1998

_____ , provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 1998 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1998 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at 12 per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) and (c).

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Rider to Articles of Agreement

1) In the event of a conflict between this rider and the articles of agreement, the terms of the rider shall prevail.

2) Seller reserves the right to keep a mortgage against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this agreement. Upon reasonable requests but not more than once per year, on or about November and every year, Seller shall provide Buyer with proof of the payment for the mortgage and real estate taxes to the address and William Kindra, 4728 N. Manor, Chicago, Illinois 60625. In the event Seller fails to make said payments, Buyers reserve the right to make said payments directly to the mortgage company and deduct the payments made from the payments due Seller.

3) In addition to the agreed installments, Buyer shall deposit with Seller on the day each installment payment is due a sum equal to \$500.00 for the yearly property tax and insurance payments. Buyer shall also obtain additional insurance as may be required to protect his interest in the property listing Seller as an additional insured.

4) In the event any payment is made more than 15 days after its due date, Buyer shall pay a 5% penalty to Seller. This payment shall be in addition to any other remedy provided in the agreement.

5) Seller warrants that there are 4 legal apartments on the premises and shall comply with and pay fees with connection with Section 3-33-045 of the City of Chicago Municipal Code if then applicable.

6) Upon payment of the installments and final balloon payment, as referenced on page 1 of the Articles of Agreement for Deed, Seller shall pay off the entire mortgage balance and cause clear title, subject to permissible schedule B exceptions to be passed to purchaser.

7) At the same time as the proof of payment, Seller shall provide an escrow analysis to Purchasers. Any over deposit in said escrow accounts shall be refundable to Purchasers within twenty-one (21) days. Any shortage shall be paid in twenty-one (21) days.

8) Seller shall provide Purchaser's with a copy of the release of mortgage from GN Mortgage, recorded as document number 93008297. Said release shall be recorded by Seller's within seven (7) days of receipt of same. Verification of recording shall be sent to PNC and to Purchaser's attorney.

9) In the event that the Purchaser's can obtain a lower interest rate on a conventional loan, the Sellers shall either match the rate, including loan charges, or allow the Purchaser's to pay off the note early without penalty. Purchaser's shall tender a loan commitment to Sellers. Any costs associated with procuring said commitment shall not be paid to Sellers as part of the Seller's proposed cost matching. All other loan charges shall be paid to Seller.

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ACCEPTED BY:

BUYERS:

William B. Kindra
WILLIAM B. KINDRA

Steven C. Kindra
STEVEN C. KINDRA

Robert Kollar, by
Michelle Jain,
his attorney
ROBERT KOLLAR

SELLER:

Bu Ung Kang
BU UNG KANG

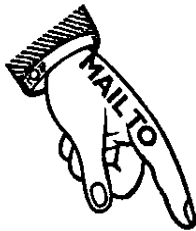
Jeong Hee Kang
JEONG HEE KANG

DATED NOVEMBER 19, 1998

Mary T. Keane
11/19/98

"OFFICIAL SEAL"
Mary T. Keane
Notary Public, State of Illinois
My Commission Expires 10/03/99

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.



Prepared by and Mail to:
Akram Zanayed
5435 W. Diversey
Chicago IL 60639