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Doc#: 0819018031 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2008 11:22 AM Pg: 1 of 5

REAL ESTATE OF SALE CONTRACT

1ST PARTY LESLIE E. SMITH \$ 32,800[—]
2ND PARTY CARL E. GARNER @ 10%

PIN# 16-12-309-025-0000
3012 W. WALNUT ST.
CHICAGO IL 60612

LEGAL DESCRIPTION ATTACHED

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REAL ESTATE SALE CONTRACT

AGREEMENT, made this 30TH day of DECEMBER 2000
 between LESLIE E. SMITH SELLER (first party)
 and CARL E. GARNER PURCHASER (second party)

WITNESSETH, that Seller hereby Agrees to SELL, and Purchaser Agrees to PURCHASE
 the following described Real Estate, situated in the County of COOK
 and State of ILLINOIS.

Permanent Real Estate Number: 18-12-309-025-000

Address(es) of Real Estate: 3012 W. WALNUT ST.
CHICAGO, ILL. 60612

PURCHASE PRICE: \$32,800 Dollars

with an Interest Rate of 10 per cent per year on the Balance, payable monthly to
 Seller until Paid In Full:

1. In addition to monthly Principal and Interest payments, Purchaser Agrees to pay to
 Seller the Real Estate Taxes, Water Taxes and Insurance Coverage on the Property
 (which will be adjusted subject to any increase levied or charged by City, State and
 Insurance Coverage

Monthly Principal and Interest payments: \$ 500 Dollars.

Monthly Real Estate Taxes, Water Taxes and Insurance Coverage Costs: \$ 163
 Dollars.

TOTAL (monthly principal & Interest; and r.e. taxes, water taxes & insurance coverage):
\$ 663.00

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JANUARY 1, 2001

TOTAL Monthly Payments and Costs to start:

~~DECEMBER 30, 2000~~

2. Payments CANNOT BE DELINQUENT More Than 90-DAYS, at which time Payments MUST Be Brought Current (up to date) or CONTRACT (AGREEMENT) Is Rendered NULL And VOID, and Purchaser FORFEITS ALL PAYMENTS Made On This Agreement, and any Improvements which have been made on the premises.

3. Purchaser shall pay to (to Seller) any costs and expenses, including attorney's fees, incurred by Seller in any Action brought by Purchaser Against Seller regarding this Contract and said premises.

4. Purchaser has examined the premises prior to the execution of this Agreement and is Satisfied with the physical condition thereof, and is taking possession, therefor, "AS IS".

5. Seller may make reasonable entries for an inspection of the premises, provided the Seller give Purchaser "Notice" prior to inspection.

6. Purchaser Shall Not TRANSFER OR ASSIGN this Contract or any Interest Therein without the Written Consent of Seller, or the Contract is Rendered NULL and VOID.

7. No Extension, Change or Modification to this Agreement shall be made or claimed by Purchaser unless it is endorsed, in writing, on this Agreement and Signed by the Parties Involved.

8. The Seller will furnish to the Purchaser, upon request, evidence of the Title of the premises.

9. This Contract, and All Provisions herein, shall Extend To and Be Binding upon Any and All Persons Claiming Under or Through the Seller.

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IN WITNESS WHEREOF: The parties to this Agreement have hereunto set thier Hands and Seals the day and year above written.

Signature Of Seller: X *Julie E. Smith*

Signature Of Purchaser: X *Carl E. Garner*

30th December 2000



Hedistean Warren
Notary Public

Property of Cook County Clerk's Office

16	12	309	025	572	125
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT

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1998 DIVISION

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]

555

AREA SUB-AREA BLOCK PARCEL TAX CODE
 16-12-309-25 77019

LEE&OTHERS SUB 12 39 13
 SW 1/4 FLINTS ADD TO CHGO
 J A LANDONS RESUB 64 TO

68
6

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX
0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
1111	1111	1111	1111	1111	1111	1111	1111	1111	1111
2222	2222	2222	2222	2222	2222	2222	2222	2222	2222
3333	3333	3333	3333	3333	3333	3333	3333	3333	3333
4444	4444	4444	4444	4444	4444	4444	4444	4444	4444
5555	5555	5555	5555	5555	5555	5555	5555	5555	5555
6666	6666	6666	6666	6666	6666	6666	6666	6666	6666
7777	7777	7777	7777	7777	7777	7777	7777	7777	7777
8888	8888	8888	8888	8888	8888	8888	8888	8888	8888
9999	9999	9999	9999	9999	9999	9999	9999	9999	9999

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