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Doc#: 1113629015 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/16/2011 12:01 PM Pg: 1 of 7

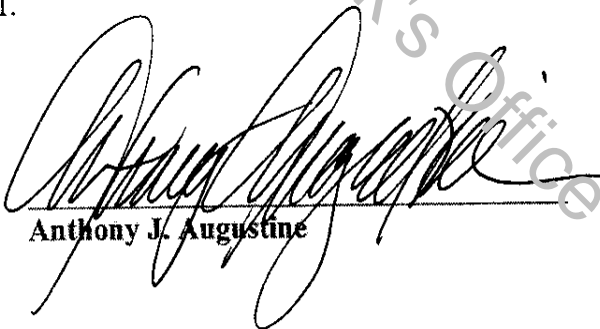
This instrument prepared by and mail to:

David A. Weinger
222 North LaSalle Street
Suite 700
Chicago, Illinois 60601-1024

Attached is a true and correct copy of the contract for the sale of:

Unit 4405
401 East Ontario
Chicago, Illinois
P.I.N. 17-10-208-017-1014

executed on or about April 18, 2011.

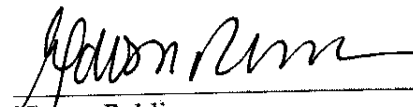

Anthony J. Augustine

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY J. AUGUSTINE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of May, 2011.



 Notary Public

My commission expires:

5/12, 20 14

Elizabeth J. Riordan
Notary Public
State of Illinois

My Commission expires 05/12/14

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CHICAGO ASSOCIATION OF REALTORS® CONDOMINIUM REAL ESTATE PURCHASE AND SALE CONTRACT (including condominium to a home)



Rev. 06/2008

BUDCA NOMINEE

1. Contract. This Condominium Real Estate Purchase and Sale Contract ("Contract") is made by and between Whitney &
Imagery Real Estate ("Buyer") and BANK OF AMERICA
 ("Seller" collectively, "Parties") with respect to the purchase and sale of the real estate and improvements located at
401 E Ontario 4405 CHICAGO IL 60611 ("Property").
 The Property P.I.N. # is 171020801710184. Approximate square feet of Property (excluding parking):
 The Property includes parking space number(s) 2 PARKING SPACES which is (check all that apply) needed; limited common
 element; indoor; outdoor. If needed, the parking P.I.N. # is:

2. **Fixtures and Personal Property.** At Closing (as defined in Paragraph 7 of this Contract), in addition to the Property, Seller shall transfer to
 Buyer by a Bill of Sale, all heating, cooling, electrical and plumbing systems, together with the following checked and enumerated items ("Fixtures
 and Personal Property"):
 Refrigerator Sump Pump Central air conditioner Fireplace screen Built-in or attached
 Oven/Range Smoke and carbon monoxide Window air conditioner and equipment shelves or cabinets
 Microwave Intercom system Electronic air filter Fireplace gas log Ceiling fan
 Dishwasher Security system Central humidifier Firewood Radiator covers
 Garbage disposal Satellite Dish Lighting fixtures Attached gas grill All planted vegetation
 Trash compactor T.V. antenna Electronic garage door(s) with 2 remote unit(s) Existing storm Outdoor play set/swings
 Washer LCD/plasma/multi media equipment Window treatments Outdoor shed
 Dryer Stereo speakers/surround sound Wall-to-wall carpeting Home warranty (as attached)
 Water Softener

3. Seller also transfers the following: _____ The following items are excluded: _____

3. **Purchase Price.** The purchase price for the Property is \$ 200,000 including the parking space, if any. Fixtures and Personal
 Property ("Purchase Price").

4. **Earnest Money.** Upon Buyer's execution of this Contract, Buyer shall deposit with
 ("Escrower"), initial earnest money in the amount of \$ 10,000 in the form of Cash ("Initial Earnest
 Money"). The Initial Earnest Money shall be returned and this Contract shall be of no force or effect if this Contract is not accepted by Seller on or
 before 4/18/2011. The Initial Earnest Money shall be increased to (strike one) 10% of the Purchase Price OR
 ("Final Earnest Money") within 5 business days after the expiration of the Attorney Approval Period (as established in
 Paragraph 13 of this Contract) (the Initial and Final Earnest Money are together referred to as the "Earnest Money"). The Parties acknowledge and
 agree that (i) the Parties shall execute all necessary documents with respect to the Earnest Money in form and content mutually agreed upon between
 the parties and (ii) except as otherwise agreed, Buyer shall pay all expenses with respect to the Earnest Money.

5. **Mortgage Contingency.** This Contract is contingent upon Buyer securing by 20 ("First Commitment Date") a
 firm written mortgage commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan
 association, bank or other authorized financial institution, in the amount of \$ _____ the interest rate (or initial interest rate if an
 adjustable rate mortgage) not to exceed _____ % per year, amortized over _____ years, payable monthly, loan fee not to exceed _____ % plus
 appraisal and credit report fee, if any ("Required Commitment"). If the mortgage secured by the Required Commitment has a balloon payment, it
 shall be due no sooner than _____ years. Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA
 mortgage is to be obtained, Rider 8, Rider 9, or the HUD Rider shall be attached to this Contract. (1) If Buyer is unable to obtain the Required
 Commitment by the First Commitment Date, Buyer shall so notify Seller in writing on or before that Date. Thereafter, Seller may, within 30 business
 days after the First Commitment Date ("Second Commitment Date"), secure the Required Commitment for Buyer upon the same terms, and may
 extend the Closing Date by 30 business days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish all requested
 credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as
 directed by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First
 Commitment Date, and the Earnest Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer
 has been unable to obtain the Required Commitment, and neither Buyer nor Seller secures the Required Commitment on or before the Second
 Commitment Date, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. (3) If Buyer does not provide any notice to
 Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.

6. **Possession.** Seller agrees to surrender possession of the Property on or before the Closing Date (as defined in Paragraph 7 below). If possession
 is not delivered on or prior to the Closing Date, then, Seller shall pay to Buyer at Closing \$ _____ per day ("Use/Occupancy Payments") for
 Seller's use and occupancy of the Property for each day after the Closing Date through and including the date Seller plans to deliver possession to
 Buyer ("Possession Date"). If Seller delivers possession of the Property to Buyer prior to the Possession Date, Buyer shall refund the portion of
 Use/Occupancy Payments which extend beyond the date possession is actually surrendered. Additionally, Seller shall deposit with Escrowee a sum
 equal to 2% of the Purchase Price ("Possession Escrow") to guarantee possession on or before the Possession Date, which sum shall be held from the
 net proceeds at Closing on Escrowee's form of receipt. If Seller does not surrender the Property on the Possession Date, Seller shall pay to Buyer, in
 addition to all Use/Occupancy Payments, the sum of 10% of the original amount of the Possession Escrow per day up to and including the day
 possession is surrendered to Buyer plus any unpaid Use/Occupancy Payments up to and including the date possession is surrendered, these amounts to
 be paid out of the Possession Escrow and the balance, if any, to be returned to Seller. Acceptance of payments by Buyer shall not limit Buyer's other
 legal remedies. Seller and Buyer hereby acknowledge that Escrowee shall not distribute the Possession Escrow without the joint written direction of
 Seller and Buyer. If either Party objects to disposition of the Possession Escrow, then Escrowee may deposit the Possession Escrow with the Clerk of
 the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee shall be reimbursed from the Possession Escrow for all costs,
 including reasonable attorneys' fees, related to the filing of the Interpleader, and the Parties shall indemnify and hold Escrowee harmless from any and
 all claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses.

THIS PROPERTY IS BEING PURCHASED BY BANK - NO MORTGAGE

Buyer Initials: WA Seller Initials: SP

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From Sellers Acceptance

58 7. **Closing.** Buyer shall deliver the balance of the Purchase Price (less the amount of the Final Earnest money, plus or minus prorations and escrow
59 fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "Closing". Closing shall occur on or prior to
60 30 days 20 at a time and location mutually agreed upon by the Parties ("Closing Date"). Seller must provide Buyer with good and
61 merchantable title prior to Closing.

62 8. **Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("Deed")
63 with release of homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the
64 following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special
65 governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due
66 and payable at the time of Closing.

67 9. **Real Estate Taxes.** Seller represents that the 2007 general real estate taxes were \$ 2483 10,408 WA General real estate taxes for the
68 Property are subject to the following exemptions (check box if applicable): Homeowner's. Senior Citizen's. Senior Freeze. General real estate
69 taxes shall be prorated based on (i) 110 % of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in writing prior
70 to the expiration of the Attorney Approval Period.

71 10. **Homeowners Association.** Seller represents that as of the Acceptance Date (as set forth following Paragraph 15 of this Contract), the regular
72 monthly assessment pertaining to the Property is \$ 1095 a special assessment (strike one) ~~has~~ has not been levied. The original amount of
73 the special assessment pertaining to the Property was \$ _____ and the remaining amount due at Closing will be \$ _____ and (strike
74 one) shall / shall not be assumed by Buyer at Closing. Buyer acknowledges and agrees that: (i) the representations in this Paragraph are provided as of
75 the Acceptance Date; (ii) this information may change, and these fees may increase, prior to Closing; and (iii) Seller is under no obligation to notify
76 Buyer of any changes to this information, and, should changes occur, this Contract shall remain in full force and effect. Notwithstanding anything to
77 the contrary contained in this Paragraph 10, Seller shall disclose to Buyer any new assessment that is actually approved and levied prior to Closing
78 within 5 days after Seller receives notice of the new assessments (and in no event later than the Closing Date). Seller shall furnish Buyer a statement
79 from the proper representative certifying that Seller is current in payment of assessments, and, if applicable, proof of waiver or termination of any
80 right of first refusal or similar options contained in the bylaws of the Association for the transfer of ownership. Seller shall deliver to Buyer the items
81 stipulated by the Illinois Condominium Property Act (765 ILCS 695/1 et seq.) ("ICPA Documents"), including but not limited to the declaration,
82 bylaws, rules and regulations, and the prior and current years' operating budgets within 5 business days of the Acceptance Date. In the event the
83 ICPA Documents disclose that the Property is in violation of existing rules, regulations, or other restrictions or that the terms and conditions contained
84 within the documents would unreasonably restrict Buyer's use of the Property or would increase the financial considerations which Buyer would have
85 to extend in connection with owning the Property, then Buyer may declare this Contract null and void by giving Seller written notice within 5 business
86 days after the receipt of the ICPA Documents, listing those deficiencies which are unacceptable to Buyer, and thereupon all earnest money deposited
87 shall be returned to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this
88 Contract shall remain in full force and effect. Seller agrees to pay any applicable processing/moveout/transferring fees as required by the Association, and
89 Buyer agrees to pay the credit report and move-in fee if required by the Association. If the right of first refusal or similar option is exercised, this
90 Contract shall be null and void and the Earnest Money shall be returned to Buyer, but Seller shall pay the commission pursuant to Paragraph U of the
91 General Provisions of this Contract.

92 11. **Disclosures.** Buyer has received the following (check yes or no): (a) Residential Real Property Disclosure Report: Yes No; (b) Henc
93 Disclosure: Yes No; (c) Lead Paint Disclosure and Pamphlet: Yes No; (d) Radon Disclosure and Pamphlet: Yes No; and (e) Zoning
94 Certification: Yes No.

95 12. **Dual Agency.** The Parties confirm that they have previously consented to _____ (License # _____) to act as Dual
96 Agent in providing brokerage services on behalf of the Parties and specifically consent to _____ acting as Dual Agent on the transaction covered by
97 this Contract.
98 Buyer Initials: _____ Seller Initials: _____ Seller Date: 4/27/11

99 13. **Attorney Modification.** Within 5 business days after the Acceptance Date ("Attorney Approval Period"), the Parties' respective attorneys
100 may propose written modifications to this Contract ("Proposed Modifications") on matters other than the Purchase Price, broker's compensation and
101 dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set
102 forth in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement regarding the Proposed Modifications, then, at any
103 time after the Attorney Approval Period, either Party may terminate this Contract by written notice to the other Party. In that event, this Contract
104 shall be null and void and the Earnest Money shall be returned to Buyer. **IN THE ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS
105 PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES,
106 AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.**

107 14. **Inspection.** Within 5 business days after the Acceptance Date ("Inspection Period"), Buyer may conduct, at Buyer's sole cost and expense
108 (unless otherwise provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood
109 infestation, and/or mold inspections of the Property ("Inspections") by one or more properly licensed or certified inspection personnel (each, an
110 "Inspector"). The Inspections shall include only major components of the Property, including, without limitation, central heating, central cooling,
111 plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and foundations. A major component shall be deemed to be in
112 operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a health or safety threat. Buyer shall
113 indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's Inspector. Prior
114 to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("Buyer's Inspection Notice") of any defects disclosed by
115 the Inspections that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspections report. Buyer agrees that minor
116 repairs and maintenance costing less than \$250 shall not constitute defects covered by this Paragraph. If the Parties have not reached written
117 agreement resolving the inspection issues within the Inspection Period, then either Party may terminate this Contract by written notice to the other
118 Party. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. **IN THE ABSENCE OF
119 WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL
120 PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.**

121 15. **General Provisions and Riders.** THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY BUYER
122 AND SELLER AND DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT. THIS CONTRACT INCLUDES THE GENERAL
123 PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS _____ (list Rider numbers here) AND
124 ADDENDUM _____ (list Addendum numbers here) ATTACHED TO AND MADE A PART OF THIS CONTRACT.

Buyer Initials: WA Buyer Initials: _____

Seller Initials: SP Seller Initials: _____

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130 OFFER DATE: 4/16 20 11

ACCEPTANCE DATE: 4/18 20 11 (Acceptance Date)

131 BUYER'S INFORMATION:
132 Buyer's Signature: [Signature]
133 Buyer's Signature: [Signature]

SELLER'S INFORMATION:
Seller's Signature: [Signature]
Seller's Signature: _____

134 Buyer's Name(s) (print): WHITNEY & ANTHONY J. HUGENINE JR as
135 Address: 377 N. MICHIGAN AVE #1700
136 City: CHICAGO State: IL Zip: 60601

Seller's Name(s) (print): _____
Address: _____
City: _____ State: _____ Zip: _____

137 Office Phone: _____ Home Phone: _____
138 Fax: _____ Cell Phone: _____
139 Email Address: _____

Office Phone: _____ Home Phone: _____
Fax: _____ Cell Phone: _____
Email Address: _____

140 The names and addresses set forth below are for informational purposes only and subject to change.

The names and addresses set forth below are for informational purposes only and subject to change.

142 BUYER'S BROKER'S INFORMATION:
143 Designated Agent (print): HARRY POEL

SELLER'S BROKER'S INFORMATION:
Designated Agent Name (print): HT Properties

144 Agent Identification Number: 100378

Agent Identification Number: _____

145 Broker Name: COOK COUNTY REALTORS MLS #: 10080

Broker Name: _____ MLS #: _____

146 Office Address: 844 W. ARMITAGE

Office Address: _____

147 City: CHICAGO State: IL Zip: 60614

City: _____ State: _____ Zip: _____

148 Office Phone: 773-477-9700 Cell Phone: 773-837-4900

Office Phone: _____ Cell Phone: _____

149 Fax: 773-549-1956

Fax: _____

150 Email: HARRY @ GOLDBERG AND POEL .COM

Email: _____

151 BUYER'S ATTORNEY'S INFORMATION:
152 Attorney Name: DAVID WEININGER

SELLER'S ATTORNEY'S INFORMATION:
Attorney Name: Matt Brotschul

153 Firm: _____

Firm: _____

154 Office Address: 332 N. LA SALLE ST. SUITE 700

Office Address: 230 W. Monroe

155 City: CHICAGO State: IL Zip: 60601

City: Chicago State: IL Zip: 60606

156 Office Phone: _____ Cell Phone: _____

Office Phone: 312-551-9003 Cell Phone: _____

157 Fax: _____

Fax: _____

158 Email: _____

Email: MATT@Brotschul.com

160 BUYER'S LENDER'S INFORMATION:
160 Mortgage Broker's Name: NONE

161 Lender: _____
162 Office Address: _____
163 City: _____ State: _____ Zip: _____
164 Office Phone: _____ Cell Phone: _____
165 Fax: _____
166 Email: _____

Buyer Initials: WH Buyer Initials: AH

Seller Initials: JB Seller Initials: _____

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167 GENERAL PROVISIONS

168 A. Prorations. Rent, interest on existing mortgage, if any, water taxes and other items shall be prorated as of the Closing Date. Security deposits, if any, shall
 169 be paid to Buyer at Closing. Notwithstanding anything to the contrary contained in this Paragraph 6 of this Contract, if the Property is improved as of the Closing Date,
 170 but the last available tax bill is on vacant land, Seller shall place in escrow an amount equal to 2% of the Purchase Price and the Parties shall prorate taxes within 30
 171 days after the bill on the improved property becomes available.

172 B. Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this
 173 Contract.

174 C. Title. At least 5 days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the intended grantor by delivering
 175 a Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price. Subject to
 176 no other exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a
 177 Commitment for Title Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Buyer
 178 Commitment for Title Insurance furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30
 179 days after Seller's receipt of evidence of title to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of
 180 money, Seller may have those exceptions removed at Closing by using the proceeds of the sale.

181 D. Notice. All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses provided in this
 182 Contract. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served
 183 by personal delivery or commercial delivery service, by mail-order, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice
 184 with proof of transmission sent by regular mail on the date of transmission. In addition, facsimile signatures shall be sufficient for purposes of executing,
 185 negotiating, and finalizing this Contract. E-mail notices shall be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient,
 186 provided that a copy of the e-mail notice is also sent by regular mail to the recipient on the date of transmission.

187 E. Disposition of Earnest Money. In the event of default by Buyer, the Earnest Money, less expenses and commission of the listing broker, shall be paid to
 188 Seller. If Seller defaults, the Earnest Money, at the option of Buyer, shall be refunded to Buyer, but such refunding shall not release Seller from the obligations of this
 189 Contract. In the event of any default, Escrowee shall give written notice to Seller and Buyer indicating Escrowee's intended disposition of the Earnest Money and
 190 request Seller's and Buyer's written consent to the Escrowee's intended disposition of the Earnest Money within 30 days after the notice. However, Seller and Buyer
 191 acknowledge and agree that if Escrowee is a licensed real estate broker, Escrowee may not distribute the Earnest Money without the joint written direction of Seller and
 192 Buyer or their authorized agents. If Escrowee is not a licensed real estate broker, Seller and Buyer agree that if neither Party objects, in writing, to the proposed
 193 disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed to disburse the Earnest Money as previously notified by
 194 Escrowee. If either Seller or Buyer objects to the intended disposition within the 30 day period, or if Escrowee is a licensed real estate broker and does not receive the
 195 joint written direction of Seller and Buyer authorizing distribution of the Earnest Money, then the Escrowee may deposit the Earnest Money with the Clerk of the
 196 Circuit Court by the filing of an action to the nature of an interpleader. Escrowee may be reimbursed from the Earnest Money for all costs, including reasonable
 197 attorney's fees, related to the filing of the interpleader and the Parties indemnify and hold Escrowee harmless from any and all claims and demands, including the
 198 payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands.

199 F. Operational Systems. Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the
 200 Property are in working order and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-hour period immediately prior to
 201 Closing solely for the purpose of verifying that the operational systems and appliances serving the Property are in working order and that the Property is in
 202 substantially the same condition, normal wear and tear excepted, as of the Acceptance Date.

203 G. Insulation and Heat Disclosure Requirements. If the Property is under construction, Buyer and Seller shall comply with all insulation disclosure
 204 requirements as provided by the Federal Trade Commission, and Rider 13 is attached. If the Property is located in the City of Chicago, Seller and Buyer shall comply
 205 with the provisions of Chapter 5-14-010 of the Chicago Code of Ordinances concerning Heating Fuel Disclosure for the Property.

206 H. Code Violations. Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation that currently exists on
 207 the Property has been issued and received by Seller or Seller's agent ("Code Violation Notice"). If a Code Violation Notice is received after the Acceptance Date and
 208 before Closing, Seller shall promptly notify Buyer of the Notice.

209 I. Escrow Closing. At the written request of Seller or Buyer received prior to the delivery of the deed under this Contract, this sale shall be closed through an
 210 escrow with a title insurance company in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by
 211 the title insurance company, with such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an
 212 escrow, payment of Purchase Price and delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and
 213 the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller.

214 J. Survey and Legal Description. At least 5 days prior to Closing, Seller shall provide Buyer with a survey by a licensed land surveyor dated not more than
 215 six months prior to the date of Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more recent or extensive survey, the
 216 survey shall be obtained at Buyer's expense. The Parties may amend this Contract to attach a complete and correct legal description of the Property.

217 K. Affidavit of Title; ALTA. Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if
 218 required by Buyer's mortgagee, or the title insurance company, for extended coverage.

219 L. RESPA. Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement
 220 Procedures Act of 1974 as amended.

221 M. Transfer Taxes. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed
 222 declaration signed by Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet
 223 other requirements as established by any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be
 224 paid by the person designated in that ordinance.

225 N. Removal of Personal Property. Seller shall remove from the Property by the Possession Date all debris and Seller's personal property not conveyed by
 226 Bill of Sale to Buyer.

227 O. Surrender. Seller agrees to surrender possession of the Property in the same condition as it is on the Acceptance Date, ordinary wear and tear excepted,
 228 subject to Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Provision, Seller shall not be responsible for that
 229 portion of the total cost related to the violation that is below \$250.00.

230 P. Time. Time is of the essence for purposes of this Contract.

231 Q. Number. Wherever appropriate within this Contract, the singular includes the plural.

232 R. Flood Plain Insurance. In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.

233 S. Business Days and Time. Any reference in this Contract to "day" or "days" shall mean business days, not calendar days, including Monday, Tuesday,
 234 Wednesday, Thursday, and Friday, and excluding all official federal and state holidays.

235 T. Patriot Act. Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation
 236 named by Executive Order of the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity,
 237 nation, or transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they
 238 are not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or
 239 nation. Each Party shall defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses
 240 (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty.

241 U. Brokers. The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of
 242 compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.

243 V. Original Executed Contract. The listing broker shall hold the original fully executed copy of this Contract.

Buyer Initials: WA Buyer Initials: _____

Seller Initials: JP Seller Initials: _____

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008852125 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):
 PARCEL 1: UNIT 4405 IN THE 401 EAST ONTARIO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 19 AND 20 (EXCEPTING THEREFROM THE WESTERLY 4 FEET THEREOF) IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32, IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99310979; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES PG-7, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 99310979.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT 99310978, IN COOK COUNTY, ILLINOIS.

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