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Doc#: 1513519036 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2015 10:42 AM Pg: 1 of 7

AGREEMENT TO PURCHASE

LOT 5 IN BLOCK 42 IN ROGERS RESUBDIVISION OF BLOCKS 42, 43, LOTS 1 TO 16 IN BLOCK 44, LOTS 21 TO 26 IN BLOCK 58, BLOCKS 60, 61, 62 EXCEPT LOTS 8 TO 14 AND 46, BLOCK 63 EXCEPT LOTS 1 TO 14, AND BLOCKS 80, 81, 82, 83, 84 AND 85 IN WASHINGTON HEIGHTS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT OF SAID ROGERS RESUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS APRIL 10, 1873, AS DOCUMENT NUMBER 94881 IN COOK COUNTY, ILLINOIS.

P.I.N. 25-20-102-011-0000 VOL. 465
COMMONLY KNOWN AS 1411 W. 111TH STREET, CHICAGO, IL 60643.

Legal Description:

Lot 4 in Block 42 in Rogers resubdivision of Blocks 42, 43, Lots 1 to 16 in Block 44, Lots 21 to 26 in Block 58, Blocks 60, 61, 62 (except Lots 8 to 14 and 46) Block 63 (except Lots 1 to 14) and Blocks 80, 81, 82, 83, 84 and 85 in Washington Heights, in the West 1/2 of Northwest 1/4 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, according to a map of said Rogers resubdivision recorded in the recorder's office of Cook County, Illinois, April 10, 1873 as Document number 94881 in Book 4 of Plats, page 47 in Cook County, Illinois.

Address:

1407 W. 111th Street AKA 1409 W. 111th St.
Chicago, Illinois 60643

Property Index No(s):

25-20-102-012.

PREPARED BY:

TOMMIE COLEMAN
25 ROSELAWN ST.
HAMMOND, IN 46324

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This Agreement is entered into this 16th day of August, 2010, between Karla & Tommie Coleman whose business address is 25 Roselawn Street, Hammond, In 46324, and Theresa Carroll whose business address is 1403 W. IIIth St. Chicago, Illinois 60643.

Theresa Carroll acknowledges receipt of \$6,000.00 from Karla & Tommie Colman.

This payment acts as a good faith deposit towards the intent to purchase property owned by Theresa Carroll, commonly known as 1411 W. IIIth St. Chicago, Illinois 60643 and more particularly described as Rogers subdivision, Blocks 42-43, Lot 5, Block 44. The purchase price of this property is \$66,000.00.

In addition, intent to purchase includes the vacant lot located at 1409 W. IIIth St. Chicago, Illinois 60643. Consisting of 3125 Sq. Ft, the purchase price of this property is \$20,000.00.

Addendum-

Since the creation of this agreement, Theresa Carroll has agreed to lower the sales price of the above properties to \$50,000.00 for both the property at 1411 W. IIIth Street, and the vacant lot at 1409 W. IIIth Street.

The Colemans have applied the following as deposits on the purchase :

- 1. Initial \$ 6000.00 on August 16th, 2010**
- 2. \$1725.00 (1500.00 advance + 15% interest) on September 25th, 2010**

UNOFFICIAL COPY**3.\$1000.00 on May 15th, 2011****Total Deposit on Purchase \$8,725.00**

Monthly payments of \$800.00 have been made for the months of June 2011 through December 2011, totaling \$ 5,600.00. An additional credit of \$400.00 has been applied for the months of Oct, Nov & Dec of 2011, totaling \$1200.00 which reflects services rendered towards property maintenance issues resolved by The Coleman Family.

Deposit of \$8,725 + Montly payments of \$5,600 + Fees for Services of \$1,200 = To date payments of \$15,525.00 As of 1/02/2012

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 Hey Family-

I just forwarded the update I sent in **January** of this year.

The summary was to date payments and credits of 15,525.00. Since that time we agreed to credit as payment the following:

Jan. \$800.00 in exchange for doing the floor,

Feb. \$200.00

March \$400.00

No payment in April

No payment in May

Feb. deficit	-\$600.00
March deficit	-\$400.00
April deficit	-\$800.00
May deficit	-\$800.00

 Total **deficit** -\$2600.00

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We are thankful for the work you have done on our behalf during this time period and have agreed to add the \$2600.00 **deficit** to total payments made to date, making the revised payment total \$4,000.00 in 2012 added to 15,525 for past payments, for total of \$19,525.00 to date.

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Update 8/29/2012

Payments made since last report in May when payment total was \$19,525.00

June 2012	\$600.00 paid
July 2012	\$800.00 paid
Aug. 2012	\$400.00 paid

\$2,000.00 paid
+ \$19,525.00 previous payments

\$21,525.00 paid as of 08/29/2012

Please let me know if your figures differ.

With Respect-
Asabi

Additional payments of \$400.00 on (around) 9/15/12 and \$260.00 on 9/21/12 were made.

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Our understanding is that all of the payments made by the Colemans will go towards the purchase of the properties at 1409 and 1411 W. 111th Street.

Once all balances of property taxes and purchase price are paid, the deed will be transferred to Tommie & Karla Coleman. In addition, the billboard company who rent the side of the building at 1411 will be apprised of the new owner and a request will be implemented for the checks to be transferred into the names of Tommie & Karla Coleman.

Should there be a point at which the Coleman's desire to terminate the relationship of purchase of the 1409/1411 properties, the Carroll family will either purchase back the property, or the property will be placed on the market.

The Carroll family has agreed to pay the taxes that correspond with the first year that the Coleman family began monthly payments. This would include the taxes outlined below:

1411 W. 111th Street

Property Pin # 25-20-102-011-0000

2nd Installment payment due on 12/13/2010
\$1,952.64

1st Installment payment due on 04/01/2011
\$ 1,573.16

1409 W. 111th Street

Property Pin # 25-20-102-012-000

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2nd Installment payment due on 12/13/2010
\$ 358.08

1st Installment payment due on 04/01/2011
\$271.81

All subsequent tax payments must be paid by
the Coleman Family.

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IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement

Karla & Tommie Coleman
25 Roselawn Street
Hammond, In 46324

Theresa Carroll
1403 W. 111th Street
Chicago, Il 60643

Karla Coleman
By: *Tommie J. Coleman*
Date: 8/16/2010
Title: Buyers

Theresa Carroll
By: *Theresa Carroll*
Date: 8/16/2010
Title: SELLER

Property of Cook County Clerk's Office