

# UNOFFICIAL COPY



1626413017

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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/20/2016 04:18 PM Pg: 1 of 3

## MEMORANDUM OF REAL ESTATE INSTALLMENT SALE CONTRACT

The following parties have entered into a Real Estate Installment Sale Contract ("Contract") dated October 17<sup>th</sup>, 2009 which Contract affects the following legally described real estate:

The South 7 1-2 feet of Lot 8 and the North 23 feet of Lot 9 in Luis J. Staffords Subdivision of Lot 16 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-16-209-076-0000

Common Address: 10452 S. State St., Chicago, IL 60628

Contract Seller:

ATLANTIC MUNICIPAL CORPORATION

RAFAT ISMAEL  
11425 Humming Bird Ln.  
Mokena, IL 60448

By: \_\_\_\_\_

President

PA

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STATE OF ILLINOIS                    )  
  ) SS:  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Gray, Jr., Personally known to me to be the President of Atlantic Municipal Corporation and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President that he signed and delivered the said instrument pursuant to authority, given by the officers of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 19<sup>th</sup> day of September 2016.



  
\_\_\_\_\_  
Notary Public

This instrument prepared by and return after recording to:  
David R. Gray, Jr., Attorney at Law  
120 N. LaSalle Street, Suite 1350  
Chicago, Illinois 60602

Cook County Clerk's Office

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Property No. 3522-CP

**REAL ESTATE CONTRACT**

1. Rafat Ismail ("Purchaser") agrees to purchase at a price of \$ 15,300 / 14,800.00 on the terms set forth herein the following described real estate located in Cook County, Illinois ("the real estate" or "the premises"):

The South 7 1-2 feet of Lot 8 and the North 23 feet of Lot 9 in Luis J. Staffords Subdivision of Lot 16 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 25-16-209-076-0000

Common Address: 10452 South State Street, Chicago, Illinois 60628

2. ATLANTIC MUNICIPAL CORPORATION ("Seller") agrees to sell the aforesaid real estate at the price and terms set forth herein and to convey or cause to be conveyed to Purchaser title thereto by Special Warranty Deed or Trustee's Deed at the time of final closing ("final closing") subject to all matters hereinafter specifically referred to in this Contract and to:

- (a) applicable zoning and building laws and ordinances, covenants, conditions, easements and restrictions of record;
- (b) private, public and utility easements and roads and highways, if any;
- (c) party wall rights and agreements, if any;
- (d) installments of special assessments which have not yet become due as of the date of this Contract;
- (e) general taxes for the year 2009 and subsequent years;
- (f) building, dwelling and zoning code violations and pending building, dwelling and zoning code violation cases, if any;
- (g) encumbrances or defects resulting from Purchaser's acts or omissions or anyone claiming by, through or under Purchaser; and
- (h) encroachments, unrecorded easements, and other matters which may be disclosed by a survey obtained by Purchaser.

3. (a) Purchaser has paid \$ 1500.00 as initial earnest money ("initial earnest money") to be applied on the purchase price.

(b) Purchaser agrees to pay \$ 265.00 by cashier's or certified check payable to Seller on or before 3:00 p.m. October 24, 2009 at 120 N. LaSalle Street, Suite 1350, Chicago, Illinois, as additional earnest money to be applied on the purchase price.

(c) Purchaser agrees to pay the following items, if applicable, by cashier's or certified check at the time and place of initial closing ("initial closing"): interest as provided in paragraph 3(d) of this Contract from and including the first day