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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2018 02:32 PM PG: 1 OF 5

Property of Cook County Clerk's Office

CONTRACT FOR THE SALE OF REAL ESTATE

Address: 7831 S. Yates Blvd.
Chicago, IL 60649

pin# 21-30-325-030-0000

(Property is being sold through Land contract)

Document prepared by:

Mr. Martin Webster
(Seller)
7831 S. Yates Blvd.
Chicago, IL 60649

CCRD REVIEWER (WA) 5pp

UNOFFICIAL COPY**CONTRACT FOR SELL OF REAL ESTATE**

SELLER: Martin Webster
Address: 7831 S. Yates Blvd.
Chicago, Illinois 60649

PURCHASER: AACPBM LLC
Address: 4227 S. Oakenwald Ave.
Chicago, Illinois 60653

**REAL ESTATE
LOCATED AT:** Address: 7831 S. Yates Blvd.
Chicago, Illinois 60649

LEGAL DESCRIPTION: Lot 25 (except the south 8.60 feet thereof) in Block 13, in South Shore Park Subdivision of the West ½ of the Southwest L of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.
P.I.N. 21-30-325-030-0000

DATE OF AGREEMENT: ~~February 7, 2018~~ ^{MARCH 24,} 2018

PURCHASE AMOUNT: \$ 44,548.50, Forty Four Thousand, Five Hundred Forty eight and fifty cents

TERMS: The seller, Martin Webster agree to sell, and the purchaser AACPBM LLC, agree purchase for the selling price of Thirty Four Thousand Three Hundred and Ninety Nine Thousand Dollars and Sixty Nine cents (\$34,399.69) for the real estate located at 7831 S. Yates Blvd. The purchaser will tender to the seller a non-refundable down payment of \$10,000.00. The Purchaser will make thirty-one (30) monthly payments to seller of \$1000.00 and In the event that there is a balance remaining at the end of the term the Buyer can reserve the right to terminate the contract with no refund due to the buyer or pay the remaining balance due to assume possession of said property. Upon receipt of the final payment the seller will tender to the purchaser a Quick-claim deed, issued and recorded in the purchaser's name. At such time the seller will have no further legal interest or possession rights of said real estate. Both parties agree that there will be no penalty incurred for an early pay-off. Both parties have agreed that the Unit being sold will be purchased as-is, and the seller will not be responsible for any repairs to said property

The purchaser agrees that he will be responsible for all utilities bills, i.e water, gas and electric, seller will remain responsible for all real estate taxes and home owner

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insurance. Seller affirms that there are no other liens on this property nor have he pledged or used any of said property as security for any loan or any other matter. Seller further affirms that he is the sole owner of said stocks, and that his unit is free and clear of any liens other than the one loan which has been discussed by both parties and upon completion of this agreement said loan will be paid in full giving the purchaser a free and clear title. If it is discovered that said unit is encumbered by any of the aforementioned then purchaser will be free to cancel said contract.

Remodeling/Rehabbing to the Interior/Exterior:

Any changes made to the existing structure must be agreed upon by the Seller/Owner. The Purchaser/Buyer must secure a contractor licensed with the City of Chicago and that has permits registered with the city of Chicago before any work begins. Excluding minor cosmetic changes (kitchen and/or bathroom cabinetry, light fixtures, etc...

Both parties have agreed that the Unit being sold will be purchased as-is, and the seller will not be responsible for any repairs to said property

DATE OF CLOSING: THIS AGREEMENT shall close by ~~February 27, 2018~~, at a location mutually agreed to by both parties. ^{APRIL 1, 2020} 

Please review carefully each clause of this contract, including the Terms and Conditions before signing.

SELLER

M. A. Webster / Martin A. Webster

PURCHASER

Smart House

Subject Addendum 7831 s yates contract
From CCDOC7556 <ccdoc7556@yahoo.com>
To: ccdoc 7556 <ccdoc7556@yahoo.com>
Date Sat, Mar 24, 2018 at 8:12 AM

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25

1. The purchaser/buyer and seller agree that there are to be 34 payments made beginning 15 April 2018 and the payments will be made on the 1st of every calendar month. The contract is set to conclude the termination on/by March 1st 2020.
In the event that the purchaser defaults on any of the payments in regards to said contract the purchaser/buyer will be in breach of said contract. The seller at that time will have the right to terminate the contract with buyer/purchaser with no refund due.

2. The purchaser/buyer and seller will both agree 30 payments will be made to the sellers Chase acct ending in xxx xxxx 6350.

M. A. Webster / Martha Webster
SELLER
Sam F. [Signature]
BUYER

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I BRIAN THOMSON, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

LAND CONTRACT FOR THE SALE OF REAL ESTATE (7831 S. YATES BLVD)
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

MARTIN WEBSTER
(print name(s) of executor/grantor)

BRIAN THOMSON
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

REGISTERED AGENT FOR BUYER
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Brian Thomson
Affiant's Signature Above

10-9-2018
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

October 9, 2018
Date Document Subscribed & Sworn Before Me
[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.