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Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2019 10:35 AM Pg: 1 of 3

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Ark Attorneys-At-Law

17W220 22nd St, Ste 250

Oakbrook Terrace, IL 60181

Prepared By:

Dustin Mayes, Good Will Realty Group

17W220 22nd St, Ste 250B

Oakbrook Terrace, IL 60181

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Purchase and Sale Agreement

This agreement is made this 8 day of NOV, 2018 between Seller(s) OWNER OF RECORD and Buyer: Rising Neighborhood Homes LLC. Seller agrees to sell and buyer agrees to buy the following described real property together with all improvements and appliances.

Street Address: 7343 W. 103RD ST PALOS HILLS, IL PIN # 23-13-205-003-0000

Purchase Price	\$ <u>42,500.00 60465</u>	Additional Terms: <u>SELLER AND BUYER</u>
Earnest Money	\$ <u>500.00</u>	<u>AGREES TO CLOSE SOONER</u>
Existing Loans & Liens	\$ <u>N/A</u>	<u>PER MUTUAL AGREEMENT</u>
Cash to Seller at Closing (estimated)	\$ <u>N/A</u>	

1. **TIME FOR ACCEPTANCE OF OFFER:** This offer shall be deemed revoked unless the Seller signs the offer agreeing to all terms and delivers to the Buyer within 24 hours after receiving the offer.
2. **CLOSING AGENT:** Atlas Title&Escrow★17W220 W 22nd St.#250 Oakbrook Terrace, IL 60181★zak@atlasescrowservice.com★703-203-3634
3. **CLOSING PROCEEDS:** Disbursed to the Seller at closing by Closing Agent check or bank wire (whichever the Seller elects).
4. **PRORATIONS & SECURITY DEPOSITS:** Property taxes, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to the buyer at closing if the property is rented.
5. **CLOSING COSTS:** (CHECK ONE if left blank each party pays their own costs) Seller and Buyer to pay their own customary closing costs, X Buyer to pay the Sellers customary closing costs not to exceed the transfer tax and title fees.
6. **CONDITION OF PROPERTY AND APPLIANCES:** Buyer is buying the property in "AS-IS" Condition. Seller not responsible for any repairs or repair credits. Buyer shall have 10 days (inspection period) to complete all Buyers investigations and approve all matters affecting the property. Buyer may in the Buyer's sole and absolute discretion, give notice of termination within 5 days of the end of the inspection period, and upon such termination, all deposits held in escrow will be returned to Buyer.
7. **CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before JAN 8, 2019 ~~30 days~~ from the Effective Date. Seller(s) agrees to transfer marketable title via Warranty Deed or Assignment of Beneficial Interests if Buyer chooses to close in a Trust. If there are unknown title defects the Buyer at their sole discretion can close with the defects, wait for the Seller to remedy them or be released from the contract.
8. **DAMAGE TO PROPERTY:** Seller shall maintain property in its current condition and if insurance is in place at the time of the contract and there is a loss buyer may elect to close and be assigned the insurance proceeds by the Seller.
9. **DEFAULTS:** If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If seller defaults, buyer may pursue all remedies allowed by law and sellers default. Prevailing party shall be entitled to recover reasonable attorney's fees and costs arising out of any litigation.
10. **OCCUPANCY:** Irrevocable possession and occupancy to be delivered (CHECK ONE) X on the Closing Date, if rented or occupied then facts and terms
11. **SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.
12. **ACCESS AND MARKETING:** Seller will give Buyer reasonable access and a copy of the key if the house is vacant to obtain repair bids or show interested parties including contractors, lenders, partners, agents or investors. Seller authorizes Buyer to market the property during escrow for Buyers benefit. Marketing is defined, but not limited placing the property for sale with a Broker and then placing it in the real estate multiple listing service, internet advertising, direct mail, newspapers, signage or open houses.
13. **NON-AGENCY RELATIONSHIP, REAL ESTATE BROKER LICENSE DISCLOSURE, INTENT TO MAKE A PROFIT:** The Principals of Buyer's Corporation, Saul Zenkevicius and Rosi Mircheva are licensed real estate Brokers. An Agency relationship does not exist between the Seller and Buyer and no commission is to be charged. The only interest the Buyer has is making a profit from the resale of the property.
14. **EFFECTIVE DATE AND SIGNATURES:** Effective date will be the date that both parties sign the contract and the Seller receives a copy in person, by mail, via email or electronic signature. Time is of the essence and all time periods will exclude weekends or legal holidays.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING. This contract constitutes the entire agreement between Purchaser and Seller regarding the property and supersedes all prior discussions, negotiations and agreements whether oral or written. The Liability shall be limited to the property itself and shall not extend beyond.

SELLER(S): [Signature] Date: 11/8/18 Linda P. Adams Date: 11/13/18

BUYER: [Signature] Date: 11/9/18

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Exhibit "A"
Property Description

LOT 46 IN ROBERT BARTLETT'S HARLEM AVENUE GARDEN HOMESITES, BEING A SUBDIVISION OF THE NORTH 1200 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1575 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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