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Doc# 2029122180 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2020 01:03 PM PG: 1 OF 19

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CHICAGO TITLE INSURANCE CO.

CT-OP
206-SC 165207MP

ARTICLES OF AGREEMENT FOR DEED RECORDING COVER PAGE

7639-55 S RACINE AVE CHICAGO IL 60620

PREPARED BY AND MAIL TO

2623 W WINNEMAC

CHICAGO IL 60625

Property of Cook County Clerk's Office

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ARTICLES OF AGREEMENT FOR DEED

1. BUYER: AML Real Estate Group. Address: 600 Holiday Plaza Drive, Suite 181, Matteson IL 60443, County of Cook; State of Illinois agrees to purchase, and SELLER: 7639-7655 Racine LLC, Address: 22040 E. Arbor Drive, Aurora, Colorado 80016, County of Adams; State of Colorado. agrees to sell to Buyer at the PURCHASE PRICE of \$170,000.00 Dollars the PROPERTY commonly known as 7639-7655 S. Racine, Chicago, Illinois 60620, and legally described as follows:

(hereinafter referred to as "the premises"), together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; central cooling, humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, equipment and cabinets; water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screen and ornaments; roof or attic T.V. antenna; all planted vegetation; garage door openers and car units; (STRIKE ITEMS NOT APPLICABLE) and the following items of personal property:

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing. (See attached addendum)

2. THE DEED:

If the Buyer shall first make all the payments and perform all the covenants and agreements in this Agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee at Final Closing, by a recordable, stamped warranty deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions", if any: (1) General real estate taxes not yet due and payable; (2) Special assessments confirmed after this contract date; (3) Building, building line and use or occupancy restrictions, conditions and covenants of record; (4) Zoning laws and ordinances; (5) Easements for public utilities; (6) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (7) If the property is other than a detached, single-family home: party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the time of possession and easements established pursuant to the Declaration of Condominium.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay a purchase price equal to \$170,000.00 to Seller as follows:

- (a) Buyer shall pay a down payment of \$30,000.00 at Initial Closing date on or around June 12, 2020, \$10,000.00 of which is a fee being paid to Seller for allowing for a land contract.
- (b) The balance of the purchase price, to wit: \$150,000.00, shall be paid as follows: \$1,500.00 per month in twenty-fours equal installments (\$1,200.00 of which will be credited toward reduction of the principal balance. The first installment payment shall be due on ~~August 1, 2020~~ **SEPTEMBER 1, 2020**
- (c) Buyer shall make a balloon payment on or before August 1, 2022 for the remaining principal balance on the loan due at the time the balloon payment is due (\$121,200.00).
- (d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid, shall be due on the 1st day of August 2022;

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(e) Seller will be allowed to keep the existing mortgage that encumbers the property, that includes an escrow for real estate taxes, in effect and Seller will pay all real estate taxes due for the property after December 6, 2019 until the time Buyer's balloon payment is made. The credit due Buyer from Seller for the 2019 real estate taxes and any credit for excess tax payments made by Buyer to Seller for periods after the Initial Closing Date will be calculated on the basis of the actual bill and provided as a credit to Buyer payable at the time of the balloon payment at Final Closing.

(f) Buyer will be allowed to prepay the installment note at any time without penalty.

4. CLOSINGS: The "Initial Closing" shall occur on June 12, 2020 or sooner. "Final closing" shall occur on or before August 1, 2022.

5. POSSESSION: Possession shall be granted by Buyer at 12:00 P.M. on June 12, 2020 or sooner provided that the full down payment has been paid to Seller by cashier's or certified check or wire transfer on the Initial Closing date.

6. PRIOR MORTGAGES: (a) Seller shall from time to time, but not less frequently than once each year and any time Buyer has reason to believe a default may exist, exhibit to Buyer receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.

In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such other default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement.

7. TITLE: (a) At least one (1) business day prior to the Initial Closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an Owner's Duplicate Certificate of Title issued by the Registrar of Titles and a Special Tax and Lien Search or a commitment issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to: (1) the general exceptions contained in the policy, unless the real estate is improved with a single-family dwelling or an apartment building of four or fewer residential units; (2) the "permitted exceptions" set forth in paragraph 2.; (3) prior mortgages permitted in paragraph 6.; (4) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing and (5) acts done or suffered by or judgments against the Seller, or those claiming by, through or under the Seller.

The title insurance policy provided by Seller to Buyer at Initial Closing shall include the following endorsements:

"Installment Contract Purchaser Endorsement "B." Note that Paragraph 1.C. of this endorsement adds protection over possible future judgments against the contract seller as long as the contract purchaser remains in actual physical possession of the property."

"The Company insures against loss or damage sustained by the contract purchaser by reason of: Entry of any court order that constitutes a final determination enforcing the lien of any judgments for monetary damages against the contract seller, or his successors or assigns, rendered after the Initial Closing date and while the insured contract purchaser continues to occupy the insured premises.

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If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exception and the initial closing shall be delayed, if necessary, during said 30-day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase price liens and encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.

(b) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under subparagraph 8.(a) resulting from acts done or suffered by, or judgments against the Seller.

8. **AFFIDAVIT OF TITLE:** Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2., prior mortgages permitted in paragraph 6. and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 8. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be signed by the Trustee and the Beneficiary or beneficiaries of said Trust. All parties shall execute a "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

9. **TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to Date of Acceptance, and shall cause a title policy to be issued with an effective date as of Closing. The requirement to provide extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses any unpermitted exceptions or if the Plat of Survey shows any encroachments or other survey matters that are not acceptable to Buyer, then Seller shall have said exceptions, survey matters or encroachments removed, or have the title insurer commit to either insure against loss or damage that may result from such exceptions or survey matters or insure against any court-ordered removal of the encroachments. If Seller fails to have such exceptions waived or insured over prior to Closing, Buyer may elect to take title as it then is with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish to Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy. The Parties shall share the title company escrow closing fee equally.

10. **PLAT OF SURVEY:** Not less than one (1) Business Day prior to Closing, except where the Real Estate is a condominium, Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of Survey that conforms to the current Minimum Standard of Practice for boundary surveys, is dated not more than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed to practice land surveying under the laws of the State of Illinois. The Plat of Survey shall show visible evidence of improvements, rights of way, easements, use and measurements of all parcel lines. The land surveyor shall set monuments or witness corners at all accessible corners of the land. All such corners shall

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also be visibly staked or flagged. The Plat of Survey shall include the following statement placed near the professional land surveyor's seal and signature: "This professional service conforms to the current Illinois Minimum Standards for a boundary survey." A Mortgage Inspection, as defined, is not a boundary survey and is not acceptable.

11. **PRORATIONS:** Insurance premiums, general taxes, association assessments and, if final meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of Initial Closing.

12. **ESCROW CLOSING:** At the election of Seller and Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement for deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and deliver of the Deed shall be made through escrow. The cost of the escrow including an ancillary money lender's escrow, shall be paid by the party requesting it.

13. **SELLER'S REPRESENTATION:** (a) Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.

(b) Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and softeners; septic, plumbing, and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.

(c) Seller agrees to leave the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.

14. **BUYER TO MAINTAIN:** Buyer shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including, by way of example and not limitation, interior and exterior painting and decorating; window glass; heating, ventilating and air conditioning equipment; plumbing and electrical systems and fixtures; roof; masonry including chimneys and fireplaces, etc.

15. **ALTERATIONS TO PROPERTY:** During terms of installment contract, the parties agree that pursuant to Buyer's business plan, Buyer will be making substantial alterations to the kitchen area and that Seller will not unreasonably interfere with these modifications.

16. **FIXTURES AND EQUIPMENT:** At any time of delivery of possession of the premises to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises.

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17. **INSURANCE:** (a) Buyer shall from and after the time specified in paragraph 5. for possession keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of purchase price, then at such full insurable value) for the benefit of the parties hereto and the interests of any mortgagee or trustee.

(b) In case of loss or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (1) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (2) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

18. **DELINQUENT TAXES AND CHARGES:** Seller shall pay all delinquent taxes prior to closing on June 12, 2020. Seller shall take measures to have Lis Pendens filed by the City of Chicago, Cook County Case Number 19M101762, dismissed prior to closing on June 12, 2020.

19. **TAXES AND CHARGES** It shall be Seller's obligation to pay at Seller's expense immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvements thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefor.

20. **FUNDS FOR TAXES AND CHARGES:** In addition to the agreed installments, if any, provided in paragraph 3., Buyer shall deposit with the Seller a prorated amount of real estate taxes due five days prior to the date each installment payment is due. Buyer will make deposit for its portion of 1st installment 2020 taxes for the period June 12, 2020 (or from the actual closing date) to June 30, 2020 (i.e. 18 days of taxes) on or before February 25, 2021. Buyer will make subsequent payments for future installments seven days prior to when subsequent installments for 2nd installment 2020 taxes, 1st installment 2021 taxes and 2nd installment 2021 taxes become due until Final Closing. Annual taxes for 2018 for 2018 are \$12,875.17.

The funds shall be held by Seller in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency. Seller is hereby authorized and directed to use the funds for the payment of the aforementioned taxes, assessments, rents and premiums. Seller shall, upon the request of the Buyer, give the Buyer an annual accounting of all such funds deposited and disbursed including evidence of paid receipts for the amounts so disbursed. The funds are hereby pledged as additional security to the Seller for the periodic payments and the unpaid balance of the purchase price.

If the amount of the funds together with the future periodic deposits of such funds payable prior to the due date of the aforementioned charges shall exceed the amount reasonably estimated as being required to pay said charges, Seller shall credit to Buyer any excess payments on the Final Closing date.

Seller may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Buyer be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of execution of this Agreement. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Buyer any funds so held by Seller.

21. **BUYER'S INTEREST:** Buyer shall hold an equitable ownership interest of title in the Property as of the date of the Initial Closing. No language in this Agreement shall be deemed to negate Buyer's equitable ownership interest in title to the Property.

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22. **LIENS:** Buyer shall not permit a mechanic's judgment or other lien to attach to the premises.
23. **PERFORMANCE:** (a) If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within thirty (30) days of written notice to Buyer; and (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer.
- (b) In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyer or others shall add to Buyer's equitable interest in the Property.
24. **DEFAULT, FEES:** (a) Buyer or Seller shall pay all reasonable attorneys' fees and costs incurred by the other in enforcing the terms and provisions of this Agreement, including forfeiture or specific performance, in defending any proceeding to which Buyer or Seller is made a party defendant (or creditor in the event of Seller's bankruptcy or being declared insolvent) as a result of the acts or omissions of the other party.
- (b) (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement; (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after it falls due after knowledge of any breach of this Agreement by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the premises shall not reinstate, continue or extend this Agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.
25. **NOTICES:** All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 3. or if to the Buyer at the address of the premises. Notice shall be deemed made when mailed or served.
26. **ABANDONMENT:** Thirty days' physical absence by Buyer with any installment being unpaid, or removal of the substantial portion of Buyer's personal property with installments being paid, and, in either case, reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer.
27. **SELLER'S ACCESS:** Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Buyer notice prior to any such inspection specifying reasonable cause therefore related to Seller's interest in the premises.
28. **FINAL CLOSING:** Buyer shall be entitled to delivery of the Deed of conveyance aforesaid and a Bill of Sale to the personal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyer. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording shall be delivered to Buyer at Seller's expense. At the time of delivery of the Deed, Buyer and Seller shall execute

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and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance.

29. RECORDING: The parties shall record this Agreement or a memorandum thereof with the County recorder's office at Buyer's expense within 7 days of closing.

30. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

31. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

32. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence of this Agreement.

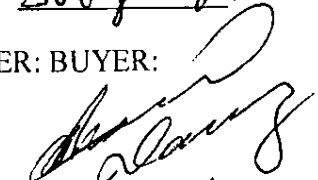
33. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" and "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

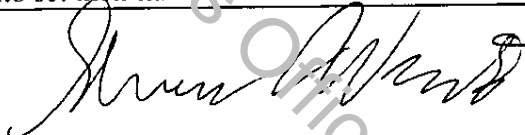
34. REAL ESTATE BROKER: Seller shall pay the real estate broker's commission at the Initial Closing date on or around June 12, 2020.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 24

day of July 2020

SELLER: BUYER:

X 
see signature & notary page attached


7-24-2020

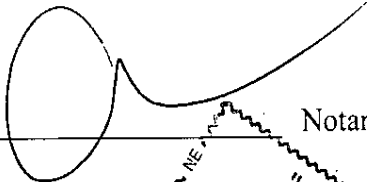
STATE OF ILLINOIS

COUNTY OF Cook) SS.)

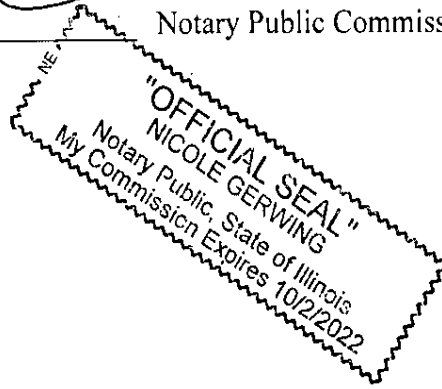
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shamus W. Wright personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed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

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Given under my hand and official seal, this 24 day of July 2020



Notary Public Commission expires _____



Property of Cook County Clerk's Office

LEGAL DESCRIPTION

LOTS 21, 22, 23, 24, 25, 26, 27, 28, AND 29 IN BLOCK 9 IN AUBURN ON THE HILL FIRST ADDITION, BEING HART'S SUBDIVISION OF BLOCKS 9, 10 AND 22 IN SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 20-29-408-013-0000. 20-29-408-014-0000. 20-29-408-015-0000 20-29-408-016-0000. 20-29-408-017-0000. 20-29-408-018-0000 20-29-408-019-0000. 20-29-408-020-0000

Address of Property: 7639-55 S. Racine Avenue, Chicago, IL 60620

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RIDER A

This Rider is attached to and made part of the Commercial Sales Contract (“the Contract”) and Articles of Agreement for Deed dated May 22, 2020 (“the Articles”) for the property located at 7639-7655 S. Racine Ave., Chicago, Illinois (“the Property”) between 7639-55 RACINE LLC (“Seller”) and AML Real Estate Group (“Buyer”).

THE TERMS AND PROVISIONS OF THIS RIDER SUPERSEDE AND GOVERN OVER ANY CONFLICTING OR INCONSISTENT TERMS CONTAINED IN THE CONTRACT AND/OR ARTICLES.

1. The Property shall be sold AS-IS WHERE-IS. Seller makes no representations or warranties as to the existence of any of the items listed in Paragraph 1 of the Articles, or Line 10 “INCLUSIONS” of the Contract, and any reference to these items contained in either the Articles or Contract shall be stricken. Any personal property currently present in the Property shall not be removed by Seller prior to closing.
2. The Property shall be conveyed by Special Warranty Deed, and the following PINs shall be conveyed:
 - 20-29-408-013-0000
 - 20-29-408-014-0000
 - 20-29-408-015-0000
 - 20-29-408-016-0000
 - 20-29-408-017-0000
 - 20-29-408-018-0000
 - 20-29-408-019-0000
 - 20-29-408-020-0000
3. Seller shall provide no tax credit to Buyer at the Initial Closing. Buyer shall be responsible for paying all property taxes beginning with the 2nd installment of the 2020 Tax Year directly to Seller, once Seller has provided Buyer with proof of the amounts due in the form of a copy of the tax bills. Seller shall provide no tax credit to Buyer at Final Closing.
4. Paragraph 3(e) of the Articles shall be stricken.
5. Paragraph 6 of the Articles shall be stricken. There is no mortgage encumbering the Property.
6. Paragraph 7(a) of the Articles is amended to state that at Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage from Chicago Title. Upon receipt of the title commitment, Buyer shall have Five (5) Business Days to deliver to Seller's attorney written objection to any of the exceptions contained therein. Absent written objection within this timeframe, Buyer waives any right or claim they may have at equity, law, or otherwise, to object to any exception contained in the title commitment. If written objection is made within the required

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timeframe, the Parties shall negotiate in good faith to resolve the exceptions objected to by Buyer. If the Parties cannot come to a resolution, either Party may terminate the Contract and Articles, and Buyer shall receive a full refund of their Earnest Money.

7. Paragraphs 9 and 10 of the Articles shall be stricken.
8. Paragraphs 13(a) and 13(b) of the Articles shall be stricken.
9. Paragraph 17 shall be modified to state that Seller shall be a Named Insured on any insurance policy purchased as required by this paragraph.
10. Paragraph 18 shall be modified to state that Seller in no way warrants or guarantees that the Cook County Court case referenced in this paragraph will be dismissed by June 12, 2020.
11. Paragraph 23 shall be stricken in its entirety and replaced with the following language: "If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within fifteen (15) days of written notice to Buyer; or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer, Seller shall have the right to terminate the Contract and Articles at their discretion. If the Contract and Articles are terminated under this Paragraph, Seller shall retain all payments made through the date of termination as damages, and Buyer shall give up possession of the Property immediately.
12. Sentences two, three and four of Paragraph 21 shall be stricken.
13. Paragraph 29 shall be modified to state that the recording referenced therein shall be completed within seven (7) days of Initial Closing.
14. Line three (3) of the Contract shall be modified to strike "Mian Nawaz" and replace it with "7639-55 RACINE LLC."
15. Paragraphs 4, 8, 9, 12, and 18 of the Contract shall be stricken.
16. Seller agrees to effectuate the removal of the Lis Pendens recorded against the property as Document Number 1920441028, regarding Cook County case number 2019 MI-40,769 in a timely manner. Seller further agrees that it shall be responsible for the payment of any fines or fees assessed against the Property with regard to the Lis Pendens, and shall pay any such fees or fines in a timely manner. The Parties agree that due to current government shut-downs, this process still may take a significant period of time.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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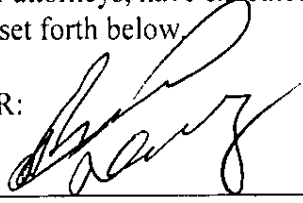
IN WITNESS WHEREOF, Buyer and Seller, or their attorneys, have executed this Rider, intending to be legally bound hereby, as of the dates set forth below.

BUYER:



AML Real Estate Group

SELLER:



7639-55 RACINE LLC

By: _____
Authorized Representative

BY: _____
Authorized Member

Property of Cook County Clerk's Office



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1 FROM: (Buyer) AML Real Estate Group
2 (Name)
3 TO: (Seller) Mian M Nawaz DATE: 05/06/2020
4 (Name)

5 OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:
6 7639 - 7655 Racine Chicago Cook County IL 60620
7 Street City County State Zip

8 lot size approximately Per Survey Permanent Index No.: 20-29-408-013-0000-20-29-408-020-0000, together with
9 improvements thereon.

10 INCLUSIONS: The following shall be included: fixtures, equipment, appliances, security systems (owned) and personal property, if any, located
11 on the Real Estate of the date hereof, for which a bill of sale will be given: screens, storm windows and doors; shades, window blinds; radiator
12 covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and awnings;
13 planted vegetation; smoke detectors; as well as the following specific items:

14
15
16 EXCLUSIONS: The following shall be excluded: all tenant owned personal property, tenant owned trade fixtures, and:
17 n/a
18

19 Any personal property not specifically included shall be deemed excluded. A system or item shall be deemed to be in operating condition if it
20 performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

21 1. PURCHASE PRICE: Purchase Price of \$ 1,000,000 shall be paid as follows: Initial Earnest Money of
22 \$ 3,000.00 shall be tendered to Escrowee on or before 3 day(s) after Date of Acceptance. Additional Earnest Money of
23 \$ n/a shall be tendered by n/a Earnest Money shall be held in trust for the mutual benefit of the Parties by
24 [check one]: [X] Seller's Brokerage; [] Buyer's Brokerage; [] As otherwise agreed by the Parties, as "Escrowee".

25 The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in the form of good funds by wire transfer of funds, or by
26 Certified, Cashier's, Mortgagee Lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance
27 company).

28 2. CLOSING: Provided title conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on
29 06/12/2020 or Sooner by conveyance by stamped recordable warranty deed (or other appropriate deed if title is in
30 trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only to: general Real Estate
31 taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public
32 and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; the mortgage or trust
33 deed if any, that may be assumed by Buyer as part of this transaction. However, Special Assessments, if any, for improvements not yet completed
34 shall be paid by Seller at closing. This sale shall be closed at office of title insurance company or Seller's attorney's office as agreed or in escrow
35 with the title company issuing the title commitment by deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will
36 pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers'
37 liens at closing.

38 3. FINANCING: If this transaction is NOT CONTINGENT ON FINANCING, Optional Paragraph 28 a) OR Paragraph 28 b) MUST BE
39 USED. If any portion of Paragraph 28 is used, the provisions of this Paragraph 3 are NOT APPLICABLE. This contract is contingent upon the
40 ability of Buyer to secure within n/a days of the Date of Acceptance, a firm written commitment for a loan evidenced by a note to be
41 secured by a mortgage or trust deed on the Real Estate in the amount of \$ n/a, or such lesser amount as Buyer shall
42 accept, with a fixed or initial interest rate (delete one) not to exceed n/a %, said loan to be amortized over a minimum of n/a years,
43 with a loan service charge not to exceed n/a %. Seller and Buyer shall execute all documents and provide all information so that Buyer's
44 lender can issue its commitment and close the transaction. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage
45 loan contemplated herein, Buyer shall so notify Seller in writing within the time specified in this Paragraph. IF SELLER IS NOT SO NOTIFIED
46 WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO
47 HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE
48 COMMITMENT ACTUALLY OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 10 business days after Seller's receipt of
49 said notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for
50 the mortgage loan contemplated herein with such other material terms and conditions for comparable loans. If Seller is so notified, Buyer agrees to
51 furnish to Seller all requested credit and financial information and to sign customary papers relating to the application for securing of a mortgage
52 commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this
53 contract shall be null and void, and Buyer and Seller shall execute all necessary documents to refund earnest money to Buyer. This Contract shall
54 not be contingent upon the sale and/or closing of any existing real estate.

55 4. PRORATIONS: Proratable items shall include, without limitation, Real Estate taxes based on 105 % of most recent ascertainable taxes;
56 assignable insurance policies, if requested by Buyer; rents and/or security deposits, if any; Special Service Area tax for the year of closing only;
57 Condominium Association fees, if any; water taxes and other proratable items including flood hazard insurance shall be prorated to date of
58 possession. The Parties-hereto agree to re-prorate any unbilled real estate tax bill prior to the date of Closing.

59 5. POSSESSION: Possession shall be delivered at closing subject to existing leases and tenancies, unless otherwise agreed in writing.

Buyer Initial [Signature] Buyer Initial [Signature] Seller Initial [Signature] Seller Initial [Signature]
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(Page 1 of 5) 6.2017 - MAINSTREET ORGANIZATION OF REALTORS®

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- 60 **6. ATTORNEY REVIEW:** Within five (5) Business Days after the Date of Acceptance, the attorneys for the respective Parties, by Notice, may:
- 61 (a) Approve this Contract; or
- 62 (b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price and the earnest money
- 63 refunded to the buyer upon written direction as required by law; or
- 64 (c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of Acceptance written agreement is not
- 65 reached by the Parties with respect to resolution of the proposed modifications, then either Party may terminate this Contract by serving
- 66 Notice, whereupon this Contract shall be null and void and earnest money refunded to the buyer upon written direction as required by law;
- 67 or
- 68 (d) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may declare this Contract null and void
- 69 and this Contract shall remain in full force and effect.

70 **Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 6(c). If Notice is not served within the time specified**

71 **herein, the provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

72 **7. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT:** This contract is contingent upon approval by Buyer of the condition of the Real

73 Estate as evidenced by an inspection/environmental site assessment conducted at Buyer's expense and by contractor(s) selected by Buyer, within ____

74 **5** business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the Real

75 Estate caused by the acts or negligence of Buyer or the person performing such inspection. If written notice of Buyer's disapproval is not served

76 within the time specified, this provision shall be deemed waived by the Buyer and this Contract shall remain in full force and effect.

77 **8. DISCLOSURE:** Within five (5) business days after date of acceptance Seller shall provide to the Buyer all information relevant to the condition,

78 use and operation of the Real Estate available to Seller including but not limited to: schedule of operating expenses, existing surveys, title policies

79 and any and all recorded non-consensual liens. Seller shall prepare, and deliver to Buyer, all documentation for the Real Estate as may be required by

80 applicable disclosure laws in the jurisdiction the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site

81 assessment Buyer or Buyer's lender deems necessary or appropriate.

82 **9. CONDOMINIUM/Common Interest Associations:** (If applicable) The Parties agree that the terms contained in this paragraph,

83 which may be contrary to other terms of this Contract, shall supersede any conflicting terms.

- 84 (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of
- 85 Condominium/Covenants, Condition and Restrictions and all amendments; public and utility easements including any easements
- 86 established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall
- 87 rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of
- 88 general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.
- 89 (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the
- 90 Date of Acceptance.
- 91 (c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by the Illinois
- 92 Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to the condition that Seller be
- 93 able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-emptive rights of purchase created by the
- 94 Declaration of Condominium/Covenants, Conditions and Restrictions within the time established by the Declaration of
- 95 Condominium/Covenants, Conditions and Restrictions. In the event the Condominium Association requires personal appearance of Buyer
- 96 and/or additional documentation, Buyer agrees to comply with same.
- 97 (d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing
- 98 rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's
- 99 use of the premises or would result in increased financial obligations unacceptable to Buyer in connection with owning the Real Estate,
- 100 **then Buyer may declare this Contract null and void by giving Seller written notice within five (5) Business Days after the receipt of**
- 101 **the documents and information required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If**
- 102 **written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract**
- 103 **shall remain in full force and effect.**
- 104 (e) Seller shall not be obligated to provide a condominium survey.
- 105 (f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee, if any) as an insured.

106 **10. SELLER REPRESENTATION:** Seller represents that Seller has not received written notice from any Governmental body or Owner

107 Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending

108 condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real

109 Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies:

- 110 1. There [check one] is is not a proposed or pending unconfirmed special assessment affecting the Real Estate not payable by Seller after
- 111 date of Closing.
- 112 2. The Real Estate [check one] is is not located within a Special Service Area, payments for which will not be the obligation of Seller
- 113 after date of Closing.

114 **If any of the representations contained herein regarding Owner Association special assessment or Special Service Area are not acceptable to**

115 **Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and**

116 **void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is**

117 **later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.** Seller further represents that

118 Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records or any hazardous waste on the

119 Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the

120 Real Estate which are not either included in full in the determination of the most recent Real Estate tax assessment. Notwithstanding anything to the

121 contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and

122 plumbing fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will

123 be so at the time of closing.

124 Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks located on the

125 Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for: **n/a**

Buyer Initial		Buyer Initial		Seller Initial		Seller Initial	
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Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "superfund" area, except for: n/a

Seller represents that neither Seller nor Seller's agent has received notice of any dwelling zoning, building, fire and health code violations which exists on the date of this contract from any city, village, or other governmental authority.

11. LEASES: Seller will not enter into or extend any leases with respect to the Real Estate from and after the date Seller signs this contract without the express prior written consent of Buyer. All security deposits, damage deposits, or other deposits in the possession of Seller, including interest earned, if applicable, shall be assigned to Buyer at the time of closing. Seller is required to deliver assignments of leases and Rent Roll to Buyer at the time of closing. Seller shall deliver to Buyer, within five (5) business days after the Date of Acceptance, true and correct copies of all leases, schedule of expenses, survey, and real estate taxes; this contract is subject to Buyer's review and approval of same within ten (10) business days from Date of Acceptance. If written notice of Buyer's disapproval is not served within ten (10) business days after Date of Acceptance, this provision shall be deemed waived by the Buyer and this contract shall remain in full force and effect. Seller shall provide fully executed tenant estoppel certificates prior to closing.

12. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance, subject only to items listed in Paragraph 2. The requirement of providing extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA 2016 Insurance Policy.

13. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.

14. NOTICE: All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- (a) By personal delivery of such Notice; or
- (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event that Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

15. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 A.M. to 6:00 P.M. Chicago time.

16. FACSIMILE: Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

17. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If, prior to delivery of the deed, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer at closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

~~**18. PLAT OF SURVEY:** Prior to closing, Seller shall furnish at Seller's expense an ALTA-ACSM survey certified to Buyer, Buyer's lender (if any) and title insurance company dated not more than six (6) months prior to Date of Acceptance by a licensed land surveyor showing the location of the improvements thereon (including fences separating the Real Estate from adjoining properties) and showing all encroachments, if any. If the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be null and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear the cost of any later date survey which may be required by Buyer's lender or desired by Buyer.~~

19. BILL OF SALE: All of the items of personal property shall be transferred to Buyer by delivery at closing of Bill of Sale without warranty of merchantability or fitness for particular purpose.

Buyer Initial	Buyer Initial	Seller Initial	Seller Initial
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- 190 20. **CLEAN CONDITION:** Seller shall remove all debris from the Real Estate and improvements by Date of possession. Buyer shall have the right
191 to inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and included personal property are in
192 substantially the same condition as of the date of Seller's acceptance of this contract, normal wear and tear excepted.
- 193 21. **MUNICIPAL ORDINANCES:** Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein
194 for the municipality in which the Real Estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer
195 taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.
- 196 22. **SPECIAL FLOOD HAZARD AREA:** Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a
197 special flood hazard area which requires Buyer to carry flood insurance. **If written notice of the option to declare this Contract null and void is**
198 **not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is later),**
199 **Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.**
- 200 23. **TAX LAW COMPLIANCE:** Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law.
201 This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and
202 all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions
203 necessary in order that Buyer shall have no liability, either actual or potential, under the Act. Parties are cautioned that the Real Estate may be
204 situated in a municipality that has adopted a pre-closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes
205 required by municipal ordinance shall be paid by the party designated in such ordinance.
- 206 24. **CAPTIONS:** Captions are not intended to limit the terms contained after said caption and are not part of the contract.
- 207 25. **TAX-DEFERRED EXCHANGE:** Seller and Buyer agree to cooperate in any applicable tax-deferred Exchange, and shall
208 execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue Code,
209 as amended from time to time.

Optional Provisions (Applicable ONLY if Initialed by All Parties)

211 26. **CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to
212 n/a _____ (Licensee) acting as a Dual Agent in providing brokerage services on their
213 behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this contract.

214 27. **RIDERS:** The terms of Rider(s) Please see attached for seller financing. attached
215 8:35 PM CDT 05/18/20 8:51 PM MDT 05/22/20 hereof.

216 28. **TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING ALTERNATIVE**
217 **OPTIONS IS SELECTED, THE PROVISIONS OF THE FINANCING PARAGRAPH 3 SHALL NOT APPLY [CHOOSE ONLY ONE]:**

218 a) **Transaction With No Mortgage (All Cash):** If this selection is made, Buyer will pay at closing, in the form of "Good Funds"
219 the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above.
220 Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to
221 verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller. Seller's
222 attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Buyer understands and agrees that, so
223 long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional
224 or not, that prevents Buyer from satisfying the balance due from Buyer at closing, shall constitute a material breach of this Contract by Buyer. The
225 Parties shall share the title company escrow closing fee equally.

226 b) **Transaction, Mortgage Allowed:** If this selection is made, Buyer will pay at closing, in the form of "Good Funds" the
227 difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above.
228 Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to
229 verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller. Seller's
230 attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation,
231 Seller agrees to reasonably and promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but not
232 limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or minus prorations) to close this transaction.
233 Such cooperation shall include the performance in a timely manner of all of Seller's pre-closing obligations under this Contract. **This Contract shall**
234 **NOT be contingent upon Buyer obtaining financing.** Buyer understands and agrees that, so long as Seller has fully complied with Seller's
235 obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the
236 balance due from Buyer at Closing shall constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee.

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237 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND
238 DELIVERED TO THE PARTIES OR THEIR AGENTS.

239 05/06/2020
240 Date of Offer
241 *Shanna M Wright* dotloop verified 05/18/20 8:35 PM CDT WT2T-0UU1-UQ0X-U5QW

242 Buyer Signature
243 *Shanna M Wright* 7-24-2020

244 Buyer Signature
245 AML Real Estate Group
246 Print Buyer(s) Name(s) [Required]

247
248 Corporation/Limited Liability Corporation (LLC)

249
250 By - Print Name

251 600 Holiday Plaza Drive, 181
252 Address

253 Mattsen, IL 60443
254 City State Zip

255 469-247-7001 s.wright@amlrealestategroup.com
256 Phone E-mail

05/07/2020
DATE OF ACCEPTANCE
Mian M Nawaz dotloop verified 05/22/20 8:51 PM MDT RHBC-378G-4XE9-RGNZ

Seller Signature
Mian M Nawaz

Seller Signature
Mian M Nawaz
Print Seller(s) Name(s) [Required]

Corporation/Limited Liability Corporation (LLC)

By - Print Name

22040 East Arbor Drive
Address

Aurora, CO 80016
City State Zip

Phone E-mail
mmnawaz@live.com

FOR INFORMATION ONLY

258
259 Selling Office MLS #

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261 Buyer's Designated Agent MLS #

262
263 Phone Fax

264
265 E-mail

266
267 Buyer's Attorney E-mail

268
269 Phone Fax

270
271 Mortgage Company Phone/Fax

Real People Realty 61153
Listing Office MLS #

Tameka Lewis-Madkins 244709
Listing Designated Agent MLS #

8474450542
Phone Fax

tamekasellshomes@gmail.com
E-mail

Tom Magarian magarianlaw@gmail.com
Seller's Attorney E-mail

773-320-6530
Phone Fax

Management Co./Other Contact Phone/Fax

This Contract Approved by the DuPage County Bar Association.

Seller Rejection: This offer was presented to Seller on _____ at _____: _____ AM/PM
and rejected on _____ at _____: _____ AM/PM _____ (Seller Initials).

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FIRST CONTRACT ADDENDUM

To Real Estate Contract for
7639-7655 S. Racine Ave., Chicago Illinois 60620

RECITALS

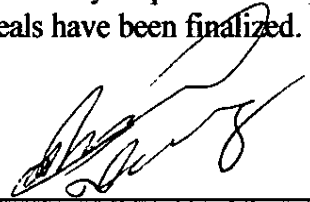
Whereas, by and through a certain Real Estate Contract and Rider A ("Contract") dated May 7, 2020 (the "Contract"), Seller has agreed to sell to Buyer certain real estate commonly known as 7639-7655 S. Racine Ave., Chicago Illinois 60620 ("the Property") on the terms and conditions set forth in the Contract; and,

Whereas, Buyer and Seller now desire to amend the Contract as provided for in this First Contract Addendum.

AGREEMENT

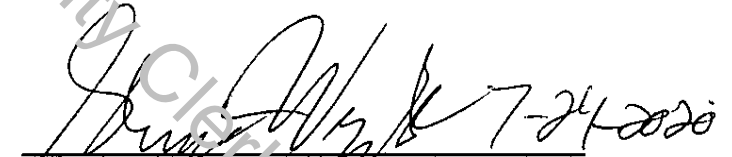
NOW, THEREFORE, in consideration of the mutual covenants between the parties contained herein and in the Contract. Seller and Buyer agree as follows:

1. The Parties agree that Seller shall appeal the 2019 Cook County Property Taxes for all associated Property Index Numbers. Seller will not be paying off second installment 2019 Property Tax bills at closing, however the Parties agree and Seller acknowledges that it is wholly responsible for paying the 2019 Cook County Property Taxes in full after all appeals have been finalized.



7639-55 RACINE LLC, Seller

Date



AML Real Estate Group, Buyer

Date

By: Mian Nawaz, Authorized Member

By: Shamus M. Wright, Authorized Member