

# UNOFFICIAL COPY

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THIS DOCUMENT PREPARED BY:

Caroline Woodmaney  
420 S. Clinton <sup>Street</sup> 213  
Chicago, IL 60607



\*2318115054\*

Doc# 2318115054 Fee \$88.00

RETURN DOCUMENT TO:

WOODMANCY  
116 PARKSIDE AVE  
MORTON, IL 61550

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 04:02 PM PG: 1 OF 7

AGREEMENT FOR

WARRANTY DEED

For Recorder Use Only

## AGREEMENT FOR WARRANTY DEED

1. RECITALS. THIS AGREEMENT is entered into on MARCH 1, 2023  
by and between HELEN SUK, hereinafter referred to as Seller  
and CAROLINE G WOODMANCY  
hereinafter referred to as Buyer;

2. AGREEMENT TO CONVEY. If Buyer shall make the payments and perform the covenants of Buyer hereinafter mentioned, Seller agrees to convey to Buyer, in fee simple, subject to (a) taxes and assessments hereinafter agreed to be paid by Buyer, (b) building and use restrictions of record; and (c) all acts of Buyer and Buyer's assigns and successors in title, but free and clear of all other encumbrances unless otherwise stated, by a recordable, general Warranty Deed, the following real estate:

PIN # 17-16-127-011-1032 - CONDO AND PARKING SPACE  
IN GOTHAM LOFTS CHICAGO CONDO ASSOC.  
Commonly known as 420 S. CLINTON STREET  
# 213  
CHICAGO, IL 60607

for legal  
See attached "Exhibit A" and "Exhibit B"  
3. PRICE AND PAYMENT. Buyer agrees to pay to Seller THREE HUNDRED AND  
EIGHTY THOUSAND DOLLARS (340,000.00)

TWO THOUSAND AND FIVE HUNDRED DOLLARS in the manner following: The sum of  
DOLLARS receipt of which is hereby  
acknowledged, and the balance of \$ 337,500. shall be paid as follows: \$ 3,130. or more per  
month, on the 1ST day of each and every month hereafter commencing on 3-1-2023  
and continuing until the entire balance, OF \$ 337,500.00 (THREE

HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS).  
(THREE HUNDRED DOLLARS) \$300.00 OF EACH OF THE MONTHLY PAYMENTS SHALL  
BE CREDITED TO BUYER. Buyer shall have the privilege of prepayment at any time  
without penalty. BUYER TO OBTAIN BANK FINANCING BY 9/30/2024  
OR SOONER.

INITIAL BUYER GW  
INITIAL SELLER HS

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CGW

4. **REAL ESTATE TAXES.** Buyer agrees to pay all real estate taxes and assessments that may be legally levied upon the real estate subsequent to the date of ~~balloon~~ *balloon* ~~and~~ *and* Seller shall pay the ~~2022 & 2023~~ *2022 & 2023* real estate taxes when they become due. The ~~2024~~ *2024* real estate taxes shall be prorated as of the date of ~~BALLOON~~ *BALLOON* PAYOFF and paid when due by Seller and Buyer according to their respective prorations.

5. **DEFAULT.** If Buyer fails to make any payment or perform any other covenant as provided herein, at the option of Seller (in addition to any other remedies available to Seller):

A. This Agreement shall be forfeited and determined, and Buyer shall forfeit all payments made on this Agreement and such payments shall be retained by Seller in full satisfaction and in liquidation of all damages by Seller sustained (except as provided at Article 18), and Seller shall have the right to re-enter and take possession of the premises; or

B. The entire balance, including both principal and interest, may, after 30 days written notice, become due and payable. In the event of such election, Buyer may cure such default or breach at any time prior to entry of judgment for such amount whereupon this Agreement shall continue and remain in force the same as if no acceleration or default had occurred.

CGW

6. **POSSESSION.** Seller agrees to give possession of the premises to Buyer 3-1-2023 *March 1, 2023*. Should Seller fail to deliver possession of the premises on such date, Seller shall pay rent of \$\_\_\_\_\_ per day in addition to such damages as Buyer incurs. *N/A*

7. **INSURANCE.** Buyer assumes all risk and responsibility for any accident, injury or damages to persons or property, as to themselves or others, on or about the premises occurring subsequent to the date of possession and agrees to hold Seller harmless from any and all liability therefrom, including reasonable attorney's fees and court costs. ~~Seller~~ *Seller* shall at all times during the term of this Agreement;

CGW

A. Keep the improvements on the premises constantly insured in an insurance company or companies licensed to do business in the State of Illinois against loss by fire with extended coverage for a sum not less than its full insurable value, loss, if any, to be payable to the parties hereto and any mortgagee as their respective interests may appear. At the option of Buyer, such proceeds shall be applied to the repair or replacement of the premises; any proceeds not so used shall be applied on the balance due hereunder.

B. **KEEP** in effect public liability insurance, naming *any mortgagee* additional insureds with a company or companies licensed to do business in the State of Illinois. *Seller to keep any and all insurances that affect or could affect 420 S. CLINTON ST., 213, CHICAGO, IL 60607*

CGW

Copies of the insurance policy or policies shall be deposited with Seller together with proof of payment of the premiums thereon when due.

CGW

8. **IMPROVEMENTS; LIENS.** Buyer shall make no improvements on the premises exceeding the amount of \$ ~~10,000~~ *10,000* in any one year nor make any structural modifications or remove any improvements from the premises without the written consent of Seller, which consent shall not be unreasonably withheld. Buyer shall maintain the premises in as good condition as on date of possession, ordinary wear and tear excepted. Buyer shall keep the premises free and clear of all liens or claims for lien of any nature unless Buyer in good faith contests same, in which event Buyer shall, at Seller's request, furnish a bond satisfactory to Seller to indemnify Seller from all loss or expense by reason thereof.

CGW

INITIAL BUYER \_\_\_\_\_  
INITIAL SELLER: *THS*

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9. **DWELLING CODE VIOLATIONS.** Seller warrants that no notice from any city, village or other governmental authority of a dwelling code violation which existed in any dwelling structure located on the premises before the date of this agreement has been received by Seller, his principal or his agent within ten years of the date of this Agreement.

10. **BUYER'S EXAMINATION; EQUIPMENT WARRANTY.** Buyer has personally examined the premises and is satisfied as to its condition and zoning, and this Agreement is made as a result of said examination and through no representations other than those expressed herein. Seller warrants that the heating and air conditioning system, if any, the plumbing system, electrical system and all appliances included as part of the purchase price will be in proper working order as of the date of possession. **PROPERTY SOLD-AS.**

11. **MERCHANTABLE TITLE:** Seller has furnished Buyer with either a Merchantable Abstract of Title or prepaid commitment for Owner's or Contract Purchaser's Title Insurance Policy (which shall be issued and delivered to Buyer within thirty (30) days in the amount of the purchase price. Buyer has found the title to be merchantable with the exception of any mortgage now existing of record. Seller shall be responsible for title expense hereafter only as related to his own acts or omissions.

12. **MORTGAGES.** Seller shall not permit the premises to be encumbered by mortgages or liens which in the aggregate total a sum in excess of the balance due hereunder at any time. Also, Seller's monthly payments each month on such mortgages or liens shall not exceed Buyer's monthly payment hereunder. In the event Seller desires to encumber the property up to such amount, Buyer agrees to execute any and all necessary documents to effectuate same provided that such actions by Buyer do not obligate Buyer on any indebtedness or obligations of Seller. In the event that Seller should default in the payments on any such mortgage, special assessment, lien, obligation or encumbrance not expressly assumed by Buyer, Buyer shall have the right to make payments to such lienor, obligor or encumbrancer and take credit therefor on this contract.

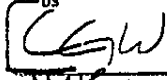
13. **ADJUSTMENTS TO PRINCIPAL BALANCE.** Buyer agrees that any attorney's fees, court costs, expenses, delinquent real estate taxes or assessments or other liens paid by Seller for which Buyer is liable shall be added to the principal due hereunder and interest computed thereon at the rate previously stated. Such items shall become due and payable upon Seller's demand. Any such items properly the liability of Seller paid by Buyer shall reduce the principal balance due hereunder, or, at Buyer's option, such payments may be used to set off the monthly obligations hereunder as they become due.

14. **ASSIGNMENT.** Buyer shall have no right to lease, sell, contract to sell, transfer, convey or assign his interest or any part thereof under this Agreement or the real estate herein described without the written consent of Seller, which consent shall not be unreasonably withheld.

15. **NON-WAIVER OF RIGHTS.** Failure on the part of either party to exercise any rights or remedies upon any default shall not be deemed to be a waiver of any of the terms and conditions of this Agreement and shall not preclude either party from the exercise of any such rights or remedies upon any subsequent default.

16. **TIME OF ESSENCE; BINDING EFFECT.** Time of payment shall be of the essence of this Agreement and all the covenants herein contained shall extend to and be obligatory upon the heirs, legatees, devisees, personal representatives, successors and assigns of the parties.

17. **NOTICES.** Any notice of intention to forfeit, declaration of forfeiture, or demand for possession or other notice required hereunder shall be deemed properly served and shall be deemed personal service as provided under Illinois law relating to Forcible Entry and Detainer when one copy of such notice is enclosed in an envelope addressed to Buyer at the common street address of the subject premises or the buyer's last known address if different, and deposited for mailing by registered or certified mail.

INITIAL BUYER 

INITIAL SELLER 

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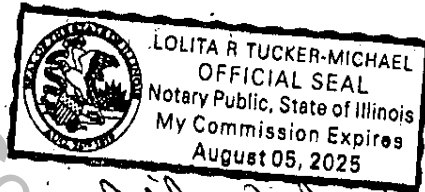
18. **ATTORNEY'S FEES.** In the event that either party should find it necessary to retain an attorney for the enforcement of any of the provisions hereunder occasioned by the fault of the other party, the party not in default shall be entitled to recover for reasonable attorney's fees and court costs incurred whether said attorney's fees are incurred for the purpose of negotiation, trial, appellate or other legal services. Buyer agrees that attorney's fees, court costs and accrued real estate taxes are recoverable by Seller even though the property may be forfeited or the balance accelerated under the provisions of Article 5 hereof.

19. **COMPLIANCE WITH ALL LAWS.** Buyer shall at all times use and maintain the premises in accordance with all applicable laws, ordinances and regulations.

20. **REAL ESTATE TRANSFER TAX STAMPS.** Revenue stamps shall be paid when due by Seller, or at the option of Buyer, such payment may be credited against the final payment due hereunder.

21. **ENTIRE AGREEMENT.** This document, including attached exhibits if any, constitutes the entire agreement of the parties hereto.

22. In this agreement the singular shall include the plural and the masculine shall include the feminine and neuter.



*Lolita R Tucker-Michael*

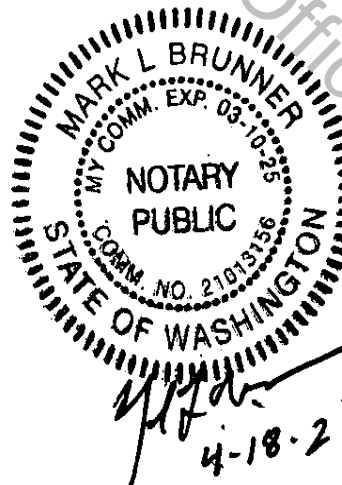
DocuSigned by: *Cal W* 3-1-23 X Buyer

X *[Signature]* 3-1-23 X

*[Signature]* 3-18-23

THIS INSTRUMENT PREPARED BY:

CAROLINE G. WOODMANCY



*[Signature]*  
4-18-23

**UNOFFICIAL COPY***Exhibit A**Office of the Cook County Clerk***Map Department Legal Description Records****P.I.N. Number: 17161270111032**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookcountyclerk.com](http://www.cookcountyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

17	16	127	011	1032	591	77005
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME  
591

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE  
17- 16- 127- 011-1032 77005

2001 DIVISION

Block \_\_\_\_\_ Parcel \_\_\_\_\_

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

UNIT 213-A AS PER DOC SAME  
.570% INTEREST IN COMMON ELEMENTS IN

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Exhibit B

Office of the Cook County Clerk

## Map Department Legal Description Records

**P.I.N. Number: 1716127011**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookcountyclerk.com](http://www.cookcountyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

17	16	127	011		591	77005
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE
17-	16-	127-	011		591	77005

SCHOOL SECTION ADD TO CHICAGO  
GOTHAM LOFTS CHICAGO CONDO  
UNIT AS PER DOC #00808084

SEC	TOWNSHIP	RANGE	LOT	SUB-LOT	LOT	BLOCK
18	39	14			1 to 10	44
			(EX S 19FT)		(11&12)	

2001 DIVISION  
 1001  
 TO  
 Block 010 Parcel 1188

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

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

Caroline Woodmanzy 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:

Agreement For Warranty Deed  
(print document types on the above line)

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

Caroline Woodmanzy  
(print name(s) of executor/grantor)

Helen Suk  
(print name(s) of executor/grantee)

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

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.

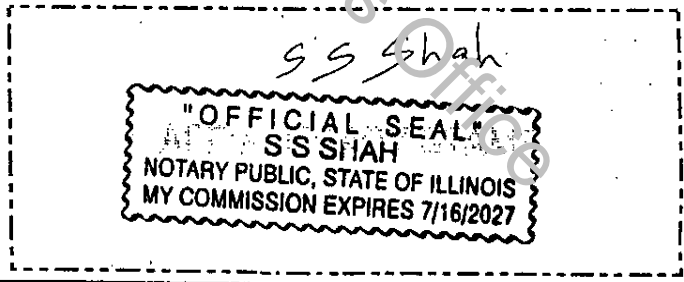
Caroline Woodmanzy  
Affiant's Signature Above

6/30/23  
Date Affidavit Executed/Signed

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

June - 30 - 2023  
Date Document Subscribed & Sworn Before Me

SS Shah  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, 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 Clerk's Office 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 Clerk's Office prior to its recording.

This is an original document

x Caroline Woodmanzy

State of Illinois - County of Cook  
This instrument was acknowledged before me on June-30-2023 (Date)  
By CAROLINE G. WOODMANZY