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CONTRACT TO PURCHASE REAL ESTATE



This contract dated 5/07/2024 in which Buyer: Equity Plus Properties Inc, offers to purchase from

Licensed Agent

Seller: Owner of Record the following described real estate, together with all improvements thereon and all appurtenant rights, located at:

Address: 1100 S 3rd Ave City: Maywood, IL 60153 County of Cook

APN: _____ Legal Description: _____

In consideration of the sum of \$ _____ as earnest money due upon completion of inspection period, seller agrees:

- 1) The purchase price is to be \$ 80,000 payable in cash at closing
- 2) The conditions of this Purchase are as follows:
 - a) Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b) Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
 - c) If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d) If Seller cannot provide clear title, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - e) Buyer shall select closing agent. Closing to be held in county where property is located.
 - f) Purchase contract is assignable.
 - g) This agreement is subject to the final inspection and approval of the property by the buyer 10 business days after the date this contract is received by buyer.
- 3) Taxes to be prorated, any previous year's taxes to be paid by seller. All attorney closing fees and customary closing costs shall be PAID BY BUYER.
- 4) Closing date shall be on or before ³⁰~~45~~ days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
- 5) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made. Non-Representation: Seller has accepted this Agreement on Seller's own determination of the Property's value and has not relied on any representation of the Buyer regarding its value or marketability.
- 6) Additional Terms (if applicable):

Date: 5/8/2024

Date: 5/8/2024

Seller: DocuSigned by: Minnie Baggett

Buyer: [Signature]

Doc# 2415708009 Fee \$176.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/5/2024 11:11 AM
PAGE: 1 OF 3

Please Print: _____

Please Print: Equity Plus Properties Inc Licensed Agent

Phone: 773-669-8330
Email: info@wepayucashforhouses.com

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Schedule A

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN
MAYWOOD, COUNTY OF COOK, AND STATE OF
ILLINOIS, TO WIT:

Lot twenty (20) and the north twelve and eight tenths (12.8)
feet of lot nineteen (19) block one hundred thirty seven
(137) in Maywood in (39) north, range twelve (12), east of
third principal meridian, in Cook County, Illinois

Parcel ID: 15-14-113-013-0000

PROPERTY KNOWN AS: 1100 S 3rd Avenue

Prepared By: And Mailed to:

Jeffery Childs

10526 W. Cermak Rd #307A

Westchester, IL 60154

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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

I Jeffery Childs, 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:

Purchase and Sale Agreement

(print document types on the above line)

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

Equity Plus Properties Inc

(print name(s) of executor/grantor)

MINNIE BAGGETT

(print name(s) of executor/grantee)

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

PURCHASER (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.

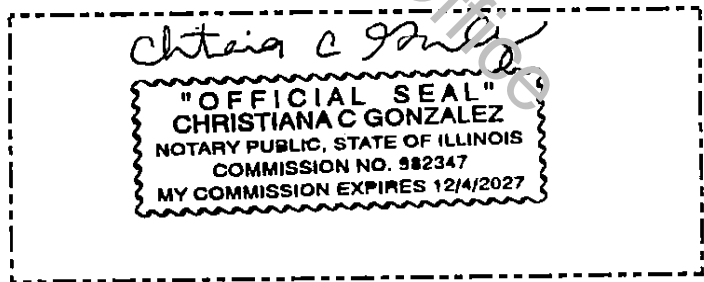
[Signature]
Affiant's Signature Above

6/5/2024
Date Affidavit Executed/Signed

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

June 05, 2024
Date Document Subscribed & Sworn Before Me

[Signature]
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 coverpage. 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.

x [Signature]
"This is an original document"
[Signature]

State of Illinois - County of Cook
This instrument was acknowledged before me on June 05, 2024 (Date)
By Jeffery Childs