

Property of COOK COUNTY

27213247

178182

INSTALLMENT CONTRACT FOR WARRANTY DEED

In consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. PURCHASERS - VIJAY MAKER and SUSHILLA MAKER of Northbrook, Illinois agree to purchase, and Sellers JOSEF STRAUSS and ERNA STRAUSS of Glencoe, Illinois, agree to sell at the the purchase price of FIVE HUNDRED FIFTY THOUSAND and No/100ths (\$550,000.00) Dollars, the property commonly known as 1055 Hillcrest Drive, Glencoe, Illinois, and legally described as follows:

Lot 13 in Lake Shore Estates Subdivision being a Subdivision of Lot 1 in Melville E. Stone's Subdivision of the South Half of the Northeast fractional Quarter of Section 6, lying North of Center of Ravine, together with that part of the East 9.76 acres of the South half of the Northwest quarter of said Section 6, (except that part thereof lying South of Center of Ravine), all in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

(hereinafter referred to as the "premises"), with improvements and fixtures thereon as of January 14, 1984 including the following, if any, located on the premises: screens, storm windows and doors as they exist; water softener if owned; drapery rods; curtain rods; attached TV antenna; heating, central cooling, ventilating, lighting and plumbing fixtures; cabinets, planted vegetation; garage door transmitter(s); all fireplace equipment and screens; all sets of keys to all locks; tacked-down carpeting and window treatments throughout, existing antique fixtures and outdoor statue. All of the foregoing items shall be left on the premises and are included in the sale price, and shall be transferred to the Purchasers by a Bill of Sale at the time of the final closing.

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2. DEED:

A. If the Purchasers shall first make all the payments and perform all the covenants and agreements in this Agreement required to be made and performed by said Purchasers, at the time and in the manner hereinafter set forth, Sellers shall convey or cause to be conveyed to Purchasers or their nominee, by a recordable, stamped general 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;

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IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals this First day of August, 1984.

SELLERS:

JOSEF STRAUSS

ERNA STRAUSS

PURCHASERS:

VIJAY MAKER

SUSHILLA MAKER

SEALED IN THE PRESENCE OF:

Catherine O. Donke

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, being a Notary Public, in and for the above County and State do hereby certify that VIJAY MAKER, SUSHILLA MAKER, JOSEF STRAUSS and ERNA STRAUSS personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY hand and official seal this 14 day of August, 1984.

Norm L. Bent
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY JEFFREY STRANGE, Attorney at Law, 1132 Waukegan Road, Glenview, IL 60025



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END OF RECORDED DOCUMENT