

FLK
6/12/85
ANS. TO OWNER AT HOME

UNOFFICIAL COPY

THE GREATER SOUTH SUBURBAN BOARD OF REALTORS®
MULTIPLE LISTING SERVICE

85321-110
MLS
6/12/85



RESIDENTIAL EXCLUSIVE RIGHT TO SELL AGREEMENT

85321-110

CALL OWNER AT HOME FOR
RESIDENTIAL
CLASS
APPT. to show - No L-BX -
Let phone ring!

- STYLE (check no more than 1)
- 1 1 Story (1S)
 - 2 2 Story (2S)
 - 3 1 1/2 Story (1.5)
 - 4 Ranch (RA)
 - 5 Bungalow (BU)
 - 6 Mid Level (ML)
 - 7 Bi Level (BL)
 - 8 Tri Level (TL)
 - 9 Quad Level (QL)
 - 10 Other

\$99,900 6-7-85 11-7-85

30007995 - 11-1-85

ADD	R22	BOX	71	CITY	BE	T	NLEN
OWNER	MILKCEVICH, NOVAK 51 6-9416-0373 ORD						
TO SHOW	RADMILA 1ST HOUSE N OF CHURCH RD N						
LDR	BAL	TYP	MP	T	I		
TAX	83	1155.78	LOT#	3304660	S	ACRES	
DIR	RT 2 SOUTH TO EAGLE AVE TO TORRENCE						
GRA	BEECHER	W	BEECHER	W	BEECHER		
AGE	10	AND	11600	BASE	ONE	PROPANE	HT HOTWATER
DDR	3	BTH	2	DR	2	BA	RA
AIR	WTR	WELL	SEPTIC	WALL	DRYWALL		
NEAR	CHURCH MUTUAL AGREEMENT TREP						
APX	RM	SZ	L	F	W	REMARKS	REV. GET A TOP STOVE STAY
LVR	18	112					COND. AT LSS. ALL BRICK BUNGALOW ON
DIN							S. 10' W. SOUNDED CORNER PERFECT MOVE
KIT	11	14					ICORIN. CONDITION ORIGINAL OWNER.
FAM	4	12					4 INCREASEMENT PART FINISHED UTILITY
DDR	10	10					ICED BUILDING. CALL LISTER FOR DIREC
DDR	14	10					ICED TIONS!
DDR	14	12					ICED TO RENESE 1720. 957-1222
							NO HACKEL 1592. 672-8680

PROP. TAX INDEX # 22-22-01-200-018
Date herein is believed accurate but not warranted - sizes are approximate.

COMPANY Re. Max South Suburban PHONE 957-1222 PROP. TYPE # 1

Any new home placed in the MLS must include information regarding the type, thickness and R-value of the insulation in each part of the new home. This information must be included in the remarks section above.

In consideration of your efforts to secure a buyer for the real estate herein described (and advertising it for sale), we hereby appoint you our exclusive agent for the sale of said real estate on the terms hereinafter set forth commencing on the date hereof and continuing up to and including November 1

for the sum of \$ 99,900, which price includes all encumbrances, any taxes or assessments due at date of sale, or any assessments levied prior to date of sale that may become due. The term sale shall be deemed to include any exchange or trade to which I consent. In the event of exchange or trade, you are permitted to represent and receive compensation from both parties. All buildings, plumbing, heating, lighting fixtures, sewers, storm doors, storm windows, shades, awnings, blinds, curtain and drapery rods, linoleum, TV antenna, shrubbery, plants, trees and fences now on the property are included in the listing and sale. Should we desire to extend your exclusive contract following the expiration of this agreement as herein provided, we shall negotiate a new agreement with you at that time.

I agree to pay you a commission of 9% upon the purchase price procured for said property upon closing, and upon the following conditions:
 A - If during said term, the property is sold by you or me or anyone else, or if you or any agent of yours produce a purchaser, ready, willing and able to purchase the property on the terms above stated or on any other terms accepted by me.
 B - Such compensation shall be paid if property is sold, conveyed, or otherwise transferred within 90 days after the termination of this authority or any extension thereof to anyone with whom agent or cooperating brokers has had negotiations prior to final termination, provided I have received notice in writing, including the names of prospective purchasers, before or upon termination of this agreement or any extension thereof.

I hereby warrant that I am the owner of this property, and the information herein is true and correct except for encumbrances except None to my knowledge

SPECIAL ASSESSMENTS
 Owner warrants the accuracy of the information provided to the Listing Broker herewith and owner agrees to indemnify and save and hold the Listing Broker and Listing Broker's Agents, including the Multiple Listing Service harmless from all claims, disputes, litigation, judgments and costs arising from any misrepresentation made by the owner, incorrect information supplied by the owner, or problems with the property which tend to decrease the value of the property or any other latent defects in the property which are known to the owner and owner fails to disclose.

In event of a sale or exchange I agree to furnish within a reasonable time an Abstract of Title, certified to date, Torrens certificate, or a title insurance commitment, subsequent to the agreement to purchase, showing good marketable title in me with tax certificates showing the status of all unpaid taxes, or special assessments, if any. Upon tender to me of the purchase price as agreed, I agree to execute and deliver to purchaser a proper and appropriate conveyance, as may be required by any agreement accepted by me pursuant to the listing.

Possession to purchaser to be given MA days from date of closing of sale. "For Sale" sign may be placed on said property, and property may be advertised, and shown at reasonable hours. I agree to refer all inquiries from other brokers and prospects to you. Broker shall have the right to release the selling price of my property to the Multiple Listing Service and its members at the time a valid contract is entered into although the selling date may be at a future time.

It is hereby agreed that, in the event it becomes necessary to pay a 0 discount fee or premium on the purchaser's mortgage loan, the same will be paid by us and you are hereby authorized to deduct the amount from the net proceeds due to us.
 It is hereby acknowledged by all parties to this contract that it is illegal for the owner or the broker to refuse to display to or to sell to any person because of their race, color, religion, national origin, sex, or physical disability.

RECEIPT OF A COPY OF THIS CONTRACT IS ACKNOWLEDGED BY OWNER

Radmila Vukcevic Owner Novak Vukcevic Owner
 I hereby accept the above agency, and agree to the terms and conditions herein stated.
Dorise Hackel Broker Date 6-7-85 Time _____
 In Copy: Listing Office/2nd. MLS Office/3rd. Owner

55321-110



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RESIDENTIAL EXCLUSIVE RIGHT TO SELL AGREEMENT



STYLE (check no more than 1)

1 1 Story (R)

2 2 Story (SB)

3 3+ Story (T.B)

4 Ranch (A)

5 Building (U)

6 Mid Level (M)

7 Other

8 Other

9 Other

10 Other

The South 330 feet of the Northeast quarter of the Northeast quarter lying North of the South 10 acres, excepting therefrom the West 660 feet, in section 1, in Township 33 North, and in Range 14 East of the Third Principal Meridian, in Will County, Illinois.**

Permanent Tax No. 22-01-200-018

85-320490

Property

85-320490

NO.	DESCRIPTION	AMOUNT	DATE
1	19740 GOVERNORS HIGHWAY		
2	19740 GOVERNORS HIGHWAY		
3	19740 GOVERNORS HIGHWAY		
4	19740 GOVERNORS HIGHWAY		
5	19740 GOVERNORS HIGHWAY		
6	19740 GOVERNORS HIGHWAY		
7	19740 GOVERNORS HIGHWAY		
8	19740 GOVERNORS HIGHWAY		
9	19740 GOVERNORS HIGHWAY		
10	19740 GOVERNORS HIGHWAY		

COMPANY: Robert W. Beckwith PHONE: 618-233-1234

Any new home placed in the market for sale must include information regarding the type, thickness and R value of the insulation in each part of the new home. This information must be included in the remarks section above.

Special Assurances: I hereby warrant that I am the owner of the property and that I have the right to sell the same. I have no other liens or encumbrances on the property. I have no other offers of purchase or contract for the sale of the property. I have no other offers of purchase or contract for the sale of the property. I have no other offers of purchase or contract for the sale of the property.

Receipt of a copy of this contract is acknowledged by owner: Robert W. Beckwith

Broker: Robert W. Beckwith

Date: 1-28-85

Signature: Robert W. Beckwith



Mr. & Mrs. Novak Vukcevlch
RR 2 Box 71 (Torrence Ave)
Beecher, IL 60401

November 30, 1985

RE: Employment Contract dated June 7, 1985

Dear Mr. & Mrs. Vukcevlch:

Pursuant to the Residential Exclusive Right to Sell Agreement dated June 7, 1985, I am writing to provide you with the names of clients who were introduced to your property during the term of said listing agreement.

Mr. Henry Bukowski	Bruce Hackel	Remax Realtors
Carl G. & Wanda L Banther	Beverly Harte	C-21 Harthside
Nick & Lois Michaulosko	Sue Teske	Santefort-Cowing

Should these or any other prospective purchasers introduced to the availability of your property through the efforts of a member of the Greater South Suburban Board of Realtors contact you, please advise me and I will act as your agent per our agreement.

I would also like to take this opportunity to remind you that you are still under contract to sell your home to Mr. & Mrs. Carl Banther based upon their contingency contract with you dated September 3, 1985.

I want to thank you once again for the opportunity to do business with you, and hope that you will call me again to assist in the sale of your home in the future.

Sincerely,

Bruce A. Hackel
cc: Edward E. Bloom
Sue Teske
Beverly Harte

please reply to:

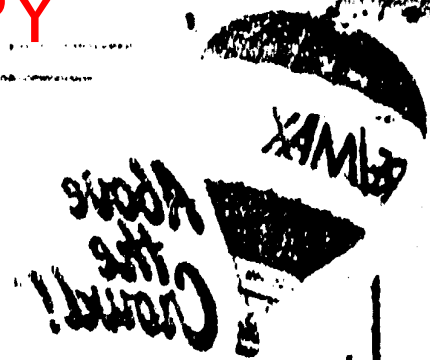
RE/MAX south suburban
washington park plaza
17804 s. halsted street
homewood, illinois 60430
phone: (312) 957-1222

please reply to:

RE/MAX south suburban
flossmoor executive center
19740 s. governors highway
p.o. box 318
flossmoor, illinois 60422
phone: (312) 798-1333

85321-330

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November 30, 1982

Mr. & Mrs. [Name]
[Address]
[City, State, Zip]

Dear Mr. & Mrs. [Name]:

Reference is made to your letter of [Date] regarding [Subject].

In accordance with the Residential Real Estate Brokerage Act, I am enclosing a copy of the Residential Real Estate Brokerage Act for your information. This Act provides for the regulation of real estate brokers and salespersons in Cook County, Illinois.

Should you have any questions regarding this Act, please contact me at [Phone Number]. I will be glad to assist you in any way possible.

I would like to thank you for your interest in the real estate profession. I am sure that you will find this information helpful in your business.

I am sure that you will find this information helpful in your business. I will be glad to assist you in any way possible.

I am sure that you will find this information helpful in your business. I will be glad to assist you in any way possible.

[Handwritten Signature]

Robert J. [Name]
Cook County Clerk
[Address]

223541330

Phone: (312) 438-1333
10740 S. Governors Highway
Homewood, Illinois 60430
REMAX South Suburban
Executive Center
10740 S. Governors Highway
Homewood, Illinois 60430
Please reply to

Phone: (312) 438-1333
10740 S. Governors Highway
Homewood, Illinois 60430
REMAX South Suburban
Executive Center
10740 S. Governors Highway
Homewood, Illinois 60430
Please reply to