

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

AGREEMENT, made this 16 day of December, 1985, between
ZBIGNIEW G. ZAJACZKOWSKI and MARYSIA A. ZAJACZKOWSKI, his wife, Seller, and
FERDINAND ORTIZ, Purchaser:

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby
covenants and agrees to convey to Purchaser in fee simple by Seller's stamped recordable
warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of
Cook and State of Illinois described as follows:

Lot 1 in Block 4 in Robert F. Summer's Subdivision of the West Half of the North West
Quarter of the South West Quarter of Section 35, Township 40 North, Range 13, East of
the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1855 North Pulaski Road/3947-49 West Cortland Avenue, Chicago, Ill.

Permanent Index #: 13-35-307-001-0000 JRS

and Seller further agrees to furnish to Purchaser on or before October 31, 1985, at Seller's expense,
the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by
CHICAGO TITLE INSURANCE COMPANY, (b) ~~certificate of title issued by the Registrar of Titles of Cook County,~~
~~Illinois, (c) current tax assessment records~~, showing merchantable title in Seller on the date hereof, subject only to the matters
specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and until such designation at the office of Zbigniew G. Zajaczkowski and

Marysia A. Zajaczkowski

the price of 95,000.00
Dollars in the manner following, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF FOR FURTHER PROVISIONS OF THIS
INSTALLMENT AGREEMENT FOR WARRANTY DEED.

~~with the sum of \$100,000.00 for the purchase price of the premises, to be paid in cash at the time of closing.~~

Possession of the premises shall be delivered to Purchaser on at closing

provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for
delivery of possession of the premises. General taxes for the year 1985 are to be prorated from January 1 to such date for
delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the
amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1985
and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) ~~all taxes, special assessments and special taxes levied before the date hereof;~~
~~special assessments levied before the date hereof;~~ (c) the rights of all persons claiming by, through or under
Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or
occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways,
streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to
Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit
any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to
make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due
and payable to Seller, with interest at fifteen per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or
may be superior to the rights of Seller.

5. Every contract for repairs and improvements over \$2,500.00 on the premises, or any part thereof, shall contain an express, full and
complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral
or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express
waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and
specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of
Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee
any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of
Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.*

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery
of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or
claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser,
shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties
hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the
sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all
payments for loss to be applied to the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) and (c).
*except normal tenant leases for a maximum of 2 years.

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Received on within Agreement
the following sums

GEORGE E. COLES
LEGAL FORMS

Table with columns: DATE, INTEREST, AMOUNT, RECEIVED BY. Contains a grid of data for financial transactions.

THIS INSTRUMENT WAS PREPARED BY: [Name]
SHERWIN M. WATNER, ATTORNEY AT LAW
Chicago, Illinois 60606
[Signatures and Seals]

Sealed and delivered in the presence of
[Witnesses]
The undersigned have hereunto set their hands and seals in duplicate, the day and
year first above written.
IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and
year first above written.
19 [Date]
[Signatures]

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RIDER ATTACHED TO AND MADE A PART OF THAT CERTAIN INSTALLMENT AGREEMENT FOR WARRANTY DEED, DATED DEC. 16, 1985, BY AND BETWEEN ZBIGNIEW G. ZAJACZKOWSKI AND MARYSIA A. ZAJACZKOWSKI, HIS WIFE, AS SELLERS, AND FERDINAND ORTIZ, AS PURCHASER, OF THE PREMISES COMMONLY KNOWN AS 1855 NORTH PULASKI/3947-49 W. CORTLAND, CHICAGO, ILLINOIS.

1. The Purchaser understands that there is a prior Articles of Agreement for Deed between the Sellers herein and the owner of the property; that there is an approximate balance due under those Articles of Agreement of \$50,000.00; that this principal balance is due in full in approximately five and one-half years; and that the monthly payment due thereunder is \$583.58. The Purchaser herein does agree to assume and shall make all payments called for under the prior Articles of Agreement as part of the purchase price herein. The Purchaser does further agree to make the balloon payment called for under said prior Articles of Agreement when same is due. All payments shall be made by Purchaser directly to the Sellers herein as part of the purchase price. Sellers shall be responsible to then make payments to the owner/seller under the prior Articles of Agreement from the funds received from the Purchaser herein. Prior to initial Closing, however, Sellers shall furnish Purchaser with a written statement from the owner/seller under the prior Articles of Agreement that he gives his approval and consent to these Articles and, further, stating the exact amount of the principal balance due under the prior Articles, the monthly payment due thereunder and the exact due date of that principal balance. Purchaser will make the monthly payment due to the owner under the prior Articles directly to the Sellers under these Articles of Agreement.
2. The total monies paid at Closing by the Purchaser shall be \$15,000.00, plus or minus prorations, including earnest money, which shall be \$5,000.00 by way of a promissory note to be redeemed upon acceptance of this offer. The balance of \$30,000.00 shall be paid to the Sellers over twenty-five years in equal monthly installments of \$316.00, including interest at the rate of twelve (12%) percent per annum, until paid in full, at which time the Sellers will convey a warranty deed to Purchaser as aforesaid.
3. In addition to all other payments provided for herein, Purchaser agrees to deposit with Sellers with each monthly payment an amount equal to one-twelfth (1/12th) of the yearly taxes and assessments and one-twelfth (1/12th) of the annual insurance premium cost as a reserve account, which reserve account shall be used by Sellers to pay the taxes and insurance when due. At the time of the execution of this Agreement, the monthly tax and insurance reserve payment is hereby fixed at \$590.73 DOLLARS (\$) per month, but shall be readjusted periodically from time to time, as required. In the event that there are insufficient funds on deposit in such account to pay any installment of taxes or insurance premiums, then Purchaser will promptly pay into such account sufficient funds to make up the deficiency.
4. In the event Purchaser fails to make any of the payments called for herein under the prior Articles of Agreement and/or in the event Purchaser fails to make the balloon payment due under said prior Articles of Agreement then and in that event and in addition to any and all other remedies available to the Sellers herein, the balance due under the \$30,000.00 note referred to in paragraph 2. above shall be immediately accelerated and failure to pay said accelerated amount shall constitute a default hereunder.
5. The Sellers do state on information and belief and to the best of their knowledge that a portion of the property conveyed herein was converted in 1950 and 1951 under permit number B52039, dated December 11, 1950, which permit provided for the conversion of 1855 North Pulaski Road, Chicago, Illinois from three (3) units into six (6) units. To the best knowledge of Sellers said conversion was properly done and met all City

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THIS AGREEMENT IS PART OF THE OFFICIAL RECORD OF THE PROCEEDINGS OF THE BOARD OF DIRECTORS OF THE COMPANY, INCORPORATED IN THE STATE OF ILLINOIS, AND IS HEREBY CERTIFIED AS SUCH BY THE SECRETARY OF SAID COMPANY, INCORPORATED IN THE STATE OF ILLINOIS, CHICAGO, ILLINOIS.

The Board of Directors of the Company, Inc. (the "Company") and the Seller, [Name], have entered into an agreement for the purchase of the Company's shares (the "Shares") and the Seller has agreed to sell the Shares to the Company. The purchase price for the Shares is \$20,000.00, which shall be paid in five equal installments of \$4,000.00 per installment, the first installment being due on the date of this Agreement. The Seller has agreed to deliver to the Company all the Shares to be purchased hereunder, together with all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company.

The total purchase price of \$20,000.00 shall be paid by the Company in five equal installments of \$4,000.00 per installment, the first installment being due on the date of this Agreement. The Seller has agreed to deliver to the Company all the Shares to be purchased hereunder, together with all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company.

In addition to all other payments provided for herein, the Seller has agreed to deposit with the Company, as security for the performance of the Seller's obligations hereunder, a sum of \$4,000.00, which shall be held in trust for the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company.

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In the event the Seller fails to make any of the payments called for hereunder, the Company shall be entitled to terminate this Agreement and to resell the Shares to be purchased hereunder. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company. The Seller has also agreed to execute and deliver to the Company all the documents and instruments necessary to effect the transfer of the Shares to the Company.

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of Chicago code requirements and that said conversion resulted in the building containing twelve (12) units as they exist today.

6. Sellers shall furnish a current Plat of Survey at or prior to Closing showing no encroachments nor building line overlaps.

7. The parties agree that the real estate taxes for the year 1985 will be reprorated upon receipt of the second installment of the 1985 real estate tax bill.

8. Earnest money shall be held by Fox Realty Co., Realtors in escrow for the benefit of the parties hereto in an established escrow account in compliance with the laws of the State of Illinois.

9. Sellers shall pay broker's commission to Fox Realty Co., Realtors in the amount of 6% of the first \$50,000.00, 5% thereafter, of the selling price.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 16 day of December, 1985.

Zbigniew G. Zajackowski
ZBIGNIEW G. ZAJACKOWSKI, Seller

Marysia A. Zajackowska
MARYSIA A. ZAJACKOWSKI, Seller

Ferdinand Ortiz
FERDINAND ORTIZ, Purchaser

Page Two of Rider

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