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AGREEMENT, made this 23rd day of AUGUST, 1986, between

GWENDOLYN PASS S A SPINSTER. + SERAPHINA WALKER, Seller, and

ODELL HOSKINS AN ETAL, 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 WARRANTY DEED 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:

In Block 2 and Lot 2 in Hickingdale Addition to Chicago being a Subdivision of the North 10 Acres of the South 34 Acres of the East Half 1/2 of the south East Quarter of Section 8 Township 38 North, Range 14. East of the 3rd Principal Meridian in Cook County, Illinois. The property commonly known as 5318 South Peoria Street, Chicago, Illinois.

Permanent Real Estate Index Number(s): 20-08-419-041-000

Address(es) of premises: 5318 South Peoria Street, Chicago, Illinois.

and Seller further agrees to furnish to Purchaser on or before August 25, 1986, 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 & Trust Company (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title, 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 Wherever designated by the Seller.

the price of FIFTEEN THOUSAND DOLLARS AND NO/100----(\$15,000.00) Dollars in the manner following, to-wit: With the acknowledgement of \$2,000.00 leaving a balance of \$13,000.00 to be paid in the following manner of \$282.66 per month or more including interest at the rate of 11% plus 1/12 of the estimated Real Estate an Insurance until paid with the right to secure a Warranty Deed. When one half of the Purchase Price has been paid in (\$7,500.00) See Rider Attached with interest at the rate of 11% per cent per annum payable monthly on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on UPON THE DATE OF CLOSING.

5318 S. PEORIA ST, CHICAGO, ILLINOIS, 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 1986 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 _____ and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after 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 11 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 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 on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) and (c).

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RIDDER ATTACHED

This Rider is attached and made a part of the Real Estate Sales Contract Dated August 23, 1986 between the Seller Commonly known as Gwendolyn Pass, and Odell Hoskins commonly known as the Purchasers of the Premises that are commonly known as 5318 South Peoria Street, Chicago, Illinois.

→ SERAPHINA WALKER SRD

1. After the Execution of the Articles of Agreement the Purchasers paid a total purchase price of \$15,000.00 with the acknowledgement of \$2,000.00 leaving a balance of \$13,000.00 to be paid in the following manner of \$282.66 per month or more including interest at the rate of 11% plus 1/12 of the estimated Real Estate Taxes and Insurance until paid with the right to secure a Warranty Deed when one half of the Purchase Price has been paid (\$7,500.00) Or the purchasers pay the entire amount due on the Articles of Agreement for a Warranty Deed at any time without bonus or premium. At no time shall the encumbrances be large than the Articles of Agreement for a warranty Deed. In the event that the Seller secures a Mortgage during the entirety of the Articles of Agreement their will be a subordinate agreement between the Seller and the Purchasers. And in the event financing is unable when one half of the Purchase Price has been paid in than the Purchaser will deliver to the Seller a Puruchaser a Purchase Money Mortgage payable under the same terms and conditons as stated in the Articles of Agreement for a Warranty Deed.
2. It is Hereby Agreed and understood by and between the parties to this Contract that on or before date of closing that thw Seller will furnish a Bill of Sale for the following items of personal property Screens, Storm Windows and a Gas Hot Water Tank situated in the basement an any other items of personal priperty situated at 5318 South Peoria Street, Chica o, Illinois.
3. The Seller warrants that to the very best of her knowledge that their are no building violations of record Fire, Electrical, Health and that their are no lawsuits pending hereto on the premises that are commonly known as 5318 South Peoria Street, Chicago, Illinois.
4. It is further agreed and understood by an between the parties to this agreement that the Purchaser will carry Fire Insurance and also Liabilty Insurance on thiss Proerty until this Mortgage is paid off in its entirety. An in the event that the Purchaser does not carry insurance than at the option the Contract Seller can secure the Insurance and debited to the Contract Balance of the Contract Purchaser.

DATED AUGUST 23, 1986

Gwendolyn Pass
Gwendolyn Pass CONTRACT SELLER

Seraphina Walker
Odell Hoskins Seraphina Walker SRD

Odell Hoskins

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