

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including mechanic's liability and honesty, are excluded.

AGREEMENT, made this 30th day of December 1985, between Anita Faison, Seller, and Michael Hawkins, 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 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:

See the legal description attached hereto and made a part hereof.

Commonly known as 5730 South Green, Chicago, Illinois 60621 1/2 cost to each and Seller further agrees to furnish to Purchaser on or before January 15, 1985, at the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by (b) 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 \$94.15 per month for 24 months to P.O. Box 288139, Chicago, Illinois 60628 and \$472 per month directly to the mortgage company and to mail photocopy of cancelled check to seller monthly.

the price of \$44,086.37 Dollars in the manner following, to-wit: \$500 earnest money and \$4500 at closing plus or minus prorations and \$2000 at the rate of 12% per annum payable over a term of 24 months with payments of \$94.15 per month with first payment due on March 1, 1986 and to assume the outstanding loan due to Margaretten or their assignee in the amount of \$37,080.37 according to the terms of that mortgage.

Possession of the premises shall be delivered to Purchaser on December 30, 1985, 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 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 12 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 leave 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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Lot 13 and the north 5 feet of lot 14 in block 2 in John Walkers subdivision of the southeast 1/4 of the northeast 1/4 of section 17, township 38 north, range 14 east of the third principal meridian in Cook County, Illinois

Commonly known 5730 South Green, Chicago, Illinoisd 60619

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10/11/2011

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EXHIBIT 8 6 0 3 3 0 3 7

Amendment to Installment Agreement for Warranty Deed

between Anita Faison, Seller and Michael Hawkins, Buyers

The following provisions are expressly made a part of the  
aforementioned contract dated December 30, 1985

1. The second floor apartment is to be brought up to Section 8 Code by January 2, 1985 and other that this the sale of the above mentioned property shall be as is and the seller(s) make no warranty whatsoever as to the condition of the property.
2. The buyer shall pay all water taxes, electrical bills and natural gas bills when due and failure to pay such bills within 60 days shall constitute a forfeiture of the articles of agreement for warranty deed.
3. The buyer shall not permit any repairs on the subject property without the written approval of the seller.
4. The buyer shall notify the seller of any refinancing of the subject property and obtain her written approval of any such refinancing.
5. The seller shall have the land trustee at American National Bank to also execute these articles and the seller agrees to issue no deed out of the trust in violation of these articles.
6. That the seller hereby agrees to sign all papers needed to place the property in the buyers name and the seller agrees to obtain the signature of Leslie B. Pickens on all papers for the assumption of the mortgage loan and the assumption is to take place when \$2000 is paid by the buyer.
7. The seller is to obtain the signature of Leslie B. Pickens on all assumption papers on or before January 15, 1986 and said papers are to be held by Lionel Hairston. Lionel Hairston to also hold state, county and city stamp forms and deed out of trust to buyer all under an agreement that they will not be filed or given to buyer until seller verifies that the \$2000 payment has been made.
8. If the buyer shall be in default on any of the payments due to be made hereunder for a term in excess of 15 days said default shall be a forfeiture of the articles of agreement for warranty deed.
9. The seller is to pay the following costs at time of recording of deed to buyer - state and county stamps and fee to American National Bank for trustee fees to issue deed out of trust.
10. The buyer is to pay city stamps and the water bill and the fee to the straw man to deed into his trust and seller will deliver deed to Lionel Hairston as escrow agent when buyer delivers name of trust company and trust number.

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12. The fees for the buyers assumption of the sellers loan are to be paid by the seller.

Anita Faison  
Anita Faison

Michael Hawkins  
Michael Hawkins

THIS DOCUMENT PREPARED BY:  
LIONEL HAIRSTON  
ATTORNEY AT LAW  
11439 SOUTH MICHIGAN AVENUE  
CHICAGO, ILLINOIS 60628  
312-568-3773



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