

UNOFFICIAL COPY 66073A29

CAUTION: Consider lawyer before acting under this form. All warranties, including mechanical and fitness, are excluded.

AGREEMENT, made this 25 day of December 1984, between
Weil Pump Company, an Illinois corporation, Seller, and

Cory Lazzaroni, 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:

See Legal Description Rider attached hereto and hereby made a part hereof.

Commonly known as 1535 N. Kingsbury, Chicago, Illinois

and Seller further agrees to furnish to Purchaser on or before February 15, 1985 or 10 days after** 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 or (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 Weil Pump Company, 5921 West Dickens, Chicago, Illinois the price of Seventy Thousand and 00/100 (\$70,000.00) Dollars in the manner following, to-wit: \$5,000.00 paid herewith, \$5,000.00 on December 31, 1984, closing date 1984, and \$5,000.00 on the first day of April, July, October and January thereafter until paid in full.

***delivery of title commitment to Buyer's attorney whichever date is earlier (closing date).
with interest at the rate of 11% per cent per annum payable on each principal payment due date on the whole sum remaining from time to time unpaid.
Possession of the premises shall be delivered to Purchaser on December 31, 1984 closing date 1984, 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 1984 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. Seller should pay 1984 taxes when Seller provides a proof of payment to Purchaser with Seller's funds.

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1984 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; and any and all encroachments per survey dated January 9, 1984, to be delivered on or before December 31, 1984 closing date 1984 and covenants and restrictions of record.
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 19% 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.

*If property registered under Torrens system.
*Strike out all but one of the clauses (a), (b) and (c).

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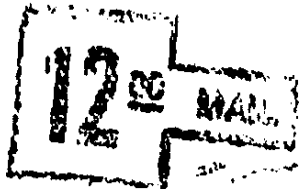
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LEGAL DESCRIPTION RIDER

Lot 26 in Yales Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, (Excepting that Part of Lot 26, Described as Follows: Beginning at the Most Southerly Corner of Said Lot on Kingsbury Street and Running Thence Northwesterly Along the Lot Line 15 Feet; Running Thence Northeasterly Along a Line Drawn Parallel to the Lot between Lots 26 and 27 to the Alley; Thence Southeasterly Along Said Alley to the Most Southerly Corner of Said Lot 26 on Said Alley; Thence Southwesterly Along Lot Line to Place of Beginning.) Also Lot 2 and That Part of Lot 1 in the Resubdivision of Lots 23, 24 and 25 in Yale's Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5 Aforesaid, Lying North of a Line Drawn from a Point in the Southwesterly Line of Said Lot, 17.0 Feet Southerly of the Northwesterly Corner thereof, to a Point in the Northeasterly Line of Lot 1 Aforesaid, 16.62 Feet Southerly of the Northeasterly Corner Thereof All in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY

17-05-213-006 (N.26)
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-004 (1)



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Property of Cook County Clerk's Office

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