

UNOFFICIAL COPY

86183223

AGREEMENT, made this 30th day of April, 1986, between Martha Jasnowski, Seller, and Melinda Cheung, 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 warranty deed, with waiver of dower and homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows:

Lot 33 (except the East 14 feet thereof) in John J. Rutherford's Third Addition to Montclare of the North West 1/4 of Section 30 Township 40 North, Range 13 East of the Third Principle Meridian in Cook County, Illinois

PERMANENT TAX # 17-30-129-099

and Seller further agrees to furnish to Purchaser on or before May 7, 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 Attorney's Guaranty Title Co., (b) ~~...~~ 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 Martha Jasnowski

the price of Two Hundred and Two Thousand (\$202,000.00) Dollars in the manner following, to-wit: the sum of \$10,000.00 as earnest money and the sum of \$30,000.00 plus or minus customary pro-rations and the balance of \$162,000.00 by these Articles of Agreement for Warranty Deed payable every 6 months in advance for 5 years with the final payment due on or before May 7, 1991.

with interest at the rate of 10 per cent per annum payable Every six months on the whole sum remaining from time to time unpaid. Possession of the premises shall be delivered to Purchaser on closing, May 7, 1986

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

Rents, water taxes, insurance premiums and other similar items are to be adjusted prorata as of the date provided herein for delivery of possession of the premises. General taxes for the year 19 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 seven 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;

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

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RONALD TUTT
ATTORNEY AT LAW
415 S. LaSalle St., Suite 415
Chicago, Illinois 60603
263-1535

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DEPT-91 RECORDING
TRAN 1977 05/08/84 10:18:00
#317 # 9 * 04-183223
\$12.25

(see rider attached)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Sealed and Delivered in the presence of

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of any dwelling code violation has heretofore been issued and received by the owner or his agent with respect to any dwelling structure on said real estate.

19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall be deemed to have been given or made on the date of mailing.

Purchaser at known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at _____ or to _____

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words whereover used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and trial by jury, and confess judgment against Purchaser in favor of Seller, or assign, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State which reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given, is given by such persons jointly and severally.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement, and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at seven per cent per annum until paid.

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.

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.

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.

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JEROME D. CITRON 3 2 2 3

Attorney at Law

Suite 415

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5-7-86

RIDER TO CONTRACT DATED 3-11-86 CONCERNING
THE PURCHASE OF 7074 W. Diversey Street Chicago, Illinois

The following terms and conditions and hereafter made a part of the aforestated real estate contract and incorporated therein as terms of said agreement:

1. **HOLD HARMLESS AGREEMENT:** The parties hereto agree that seller shall hold buyer harmless and indemnify buyer in the event the former tenant who occupied the garden-south apartment shall request the return of the previous security deposit on said unit. That said previous security seposit has been applied by the seller to previous rent owed and was not given to buyer as a credit at closing.

2. **TAX AGREEMENT:** Notwithstanding anything to the contrary buyer acknowledges receipt of a credit from seller for the 1985 second installment real estate taxes and credit for the period 1-1-86 to 5-7-86. Buyer shall pay the bills as they come due and deliver to seller paid copies of all tax bills immediately after payment. In the event said pro-rations are incorrect and the exact tax bills owed by seller for the pro-rations made are insufficient to cover the bills actually owed then buyer shall pay the actual amount of said bills and seller shall reimburse buyer the difference between the amount of the credits given and the actual amount of the tax bills within 7 days from demand.

3. Any provision heretofore stated shall survive the closing date of this matter being 5-7-86.

Jan M. Kudaewicz (Jr)

buyer SELLER

Jerome D. Citron

seller BUYER

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dated: 5-7-86

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