

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF

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86185058

14<sup>00</sup>

OPTION TO PURCHASE REAL PROPERTY

PURSUANT TO THE TERMS AND CONDITIONS of a real estate sales contract dated July 1, 1985, between the LaSALLE NATIONAL BANK, as Trustees under Trust Number 109942 as purchaser, and RICHARD W. HEUER, as Trustee under a Trust Agreement dated August 28, 1981, and known as Trust Number 100, as seller, ~~a copy of which is attached hereto and made a part hereof as Exhibit A~~, the seller hereby grants to the purchaser an option to purchase certain real property, as follows:

(1) Seller grants to the purchaser, its heirs and assigns, the exclusive right or privilege of purchasing the property legally described in the attached Exhibit A,

(2) The purchaser shall pay, upon exercise of this option, the sum of \$15,000.00 per lot, plus or minus prorations, at the time of closing.

(3) Notice of the election to exercise this option shall be in writing and shall be mailed or delivered to purchaser on or before the 15<sup>th</sup> day of OCTOBER, 1988.

(4) Upon notice of election to purchase being given, the transactions shall be closed and consummated within twenty-one (21) days thereafter. Title shall be in the same condition as is indicated in the aforesaid mentioned real estate sales contract between the parties, which terms and conditions are hereby adopted and incorporated by reference. Those terms and conditions dictate the nature and quality of title to be conveyed and the prorations governing the agreement between the parties. Purchaser acknowledges that seller has no further or other obligation to pay for or produce any title report prior to closing, and that all costs of title are purchaser's obligation.

(5) At the time of closing, the Trustee shall execute and deliver its trustee's deed, real estate tax declaration and affidavit of title. Possession of the premises shall be delivered at the time of closing.

(6) Upon the expiration of the term of this option, purchaser shall have no further or additional rights in and to the property and that expiration of the passage of time will be all that shall be necessary to terminate this option agreement.

03-17-401-010, 011  
Palatine Rd.  
450' W. of Windsor Drive  
Arlington Heights, Ill

86185058

76-52-199 DR

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Faint, mostly illegible text, likely a legal document or official record, possibly containing names and dates.

COOK COUNTY CLERK'S OFFICE  
110 N. LAUREL ST. CHICAGO, ILL. 60602  
TEL: 312-603-4000

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Ash, Anos, Freedman and Logan  
77 West Washington Street  
Chicago, Illinois 60602

Copies to:

Edward Schwartz and Company

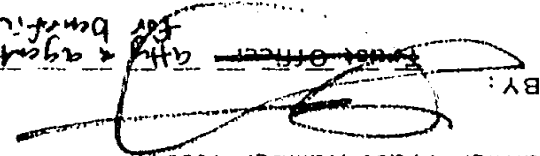
Mailing address for Buyer:

Woodstock, Illinois 60098  
P. O. Box 486  
Caldwell, Berner and Caldwell

Copies to:

Richard W. Heuer  
411 East Glencoe  
Palatine, Illinois 60067

Mailing address for Seller:

BY:   
Trust Officer  
att. agent for beneficiaries

LASALLE NATIONAL BANK, as Trustee  
under Trust Number 109941

Accepted:

\* See reverse side for trustee's disclaimer  
a Trust Agreement dated August 28,  
1981, and known as Trust Number 100  
RICHARD W. HEUER, as Trustee under

IN WITNESS WHEREOF, the trustee has hereunto set its hand  
and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1986

- (7) At the time of closing, the parties agree that the Seller shall be entitled to a credit for revenue stamps, cost of recording any releases for the removal of any liens caused by Seller, and any and all unpaid real estate taxes. The parties agree to prorate the real estate taxes based on the most ascertainable tax bill.
- (8) Closing shall occur within thirty (30) days of the written election to exercise the option, at the offices of any mortgage lender, or Chicago Title and Trust Company.
- (9) Purchasers acknowledge that Seller has no further or additional requirement to provide any survey or plat of survey.
- (10) Time is of the essence of this contract.
- (11) Any payment required herein shall be made by certified check or cashier's check or cash payable to the Seller.
- (12) All notices required shall be in writing and shall be served on the parties at their addresses following their signatures with appropriate copies mailed the same date and time as indicated on this option.

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This document is executed by RICHARD W. HEUER as Trustee at the specific direction of the beneficiaries of the trust, and accepted upon the express understanding that RICHARD W. HEUER enters into the same not personally, but only as Trustee and that no personal liability is assumed by nor shall be asserted or enforced against RICHARD W. HEUER because of or on account of the making or executing of this document or of anything therein contained, all such liability, if any, being expressly waived, nor shall RICHARD W. HEUER be held personally liable upon or in consequence of any of the covenants of this document, either expressed or implied.

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COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL STREET, CHICAGO, IL 60602  
TEL: (773) 399-3000 FAX: (773) 399-3001  
WWW.COOKCOUNTYCLERK.COM

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Trust Co.  
Oak Grove Electric & Power  
17 W. Washington Street  
Chicago, Illinois  
60602

BOX 333 - HV

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lots 26 and 27 and outlet A in the subdivision of Ivy Hills II  
A subdivision of part of section 17, Township 42 North, Range  
11, East of the third Principal Meridian in Cook County, Illinois

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