

UNOFFICIAL COPY

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AGREEMENT, made this 14th day of May 1986, between

SOUTH HOLLAND TRUST AND SAVINGS BANK u/t/a dated 3/15/83 a/k/a Trust #6626, Seller, and LARRY FONDREN, 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, 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 6 in Block 6 in Mary P.M. Palmer's Addition to South Chicago in Section 32, Township 38 North, Range 15, East of the Third Principal Meridian, according to plat recorded September 30, 1882 as document 423001 in Cook County, Illinois

Commonly Known As: 8514 S. Burley, Chicago, Illinois
Permanent Tax No.: 21-32-208-013 TP

and Seller further agrees to furnish to Purchaser on or before May 14, 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 Attorneys' Title Guaranty Fund, Inc. (b) ~~certificate of title issued by the Registrar of Titles of Cook County, Illinois.~~ (c) ~~merchandise 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

MICHAEL SZIDIK 5084 N 87th Pl., Crown Point, IN 46307

the price of SEVENTEEN THOUSAND and 00/100 (\$17,000.00) Dollars in the manner following, to-wit: \$137.50 per month, beginning June 1, 1986, and \$137.50 every month thereafter with full balance of \$17,000.00, plus interest due June 1, 1987. \$16,500.00

with interest at the rate of 10 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 May 17, 1986

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

Property is sold "AS IS". Buyer assumes all building violations. 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. (See g below)

It is further expressly understood and agreed between the parties here to that:

- 1. The conveyance to be made by Seller shall be expressly subject to the following: (a) General taxes for the year 1986 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; (g) Seller shall pay 2nd installment of 1985 real estate taxes. 1986 real estate taxes to May 17, 1986 shall be prorated upon full payoff of this contract.
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; 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.

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

This document prepared by DENIS G KRAL 14401 CHICAGO RD, DOLTON, IL 60419

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