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86328176

CERTIFICATION

DONALD W. DEVITT, being first duly sworn, on oath deposes and states on information and belief that the attached is a true and correct copy of a real estate contract by and between Mark Vague as Seller and James Kearney and Carmelle Billapando as Purchasers of the property commonly known as 4215 Portage, Hoffman Estates, Illinois.


Donald W. Devitt

SIGNED and SWORN to before me this 31st day of July, 1986.


Patricia Pulman
Notary Public

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LEGAL DESCRIPTION

LOT 14 IN BLOCK 3 IN WESTBURY LAKES UNIT ONE, BEING A RESUBDIVISION OF HOWIE IN THE HILLS UNIT THREE, A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 42, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4215 Portage, Hoffman Estates, Illinois

Permanant Index No. 02-19-322-014 ^{AB}

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GENERAL CONDITIONS OF SALE

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- EVIDENCE OF TITLE** Seller shall provide evidence of title satisfactory to the lender and the purchaser.
- OWNER'S DUPLICATE CERTIFICATE OF TITLE** Seller shall provide the purchaser with a duplicate certificate of title.
- INSURANCE** Seller shall provide evidence of insurance covering the property.
- LOAN** Seller shall provide evidence of loan satisfaction.
- SURVIVAL OF ESCROW PROVISIONS** Any escrow or other provisions of this contract shall survive the termination of this contract.
- ENTIRETY OF INTEREST** Seller agrees to surrender possession of the real estate in the same condition as it was at the date of this contract.
- INSPECTION** Purchaser reserves the right to inspect the property within a specified period of time.
- DESIGNATION OF INTEREST** When Purchaser acquires an interest in the property, the interest shall be designated as such.
- REAL ESTATE SETTLEMENT PROCEDURES** Seller shall comply with applicable real estate settlement procedures.
- PAYMENT OF REAL ESTATE TRANSFER TAX** Seller shall pay the amount of real estate transfer tax imposed by the State.
- CONSTRUCTION OF TERMS** All terms and conditions of this contract shall be construed in accordance with the law.

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[Handwritten signatures and notes at the bottom of the page]

RIDER 130

ATTORNEYS' APPROVAL

This Rider is made a part of and incorporated into a Real Estate Contract dated July 11, 86 for the sale of the property commonly known as 4215 POETAGE HAFFMAN ESTATES, FL entered into by MARK VALUO, Seller(s), and JAMES KEARNEY AND CARMELLE BILLAPANDA, Purchaser(s).

It is agreed by and between the parties hereto as follows: That their respective attorneys may approve and make modifications, other than price and dates, mutually acceptable to the parties. Approval will not be unreasonably withheld, but, if within three (3) business days after the date of acceptance of the Contract, it becomes evident agreement cannot be reached by the parties hereto, and written notice thereof is given to either party within the time specified, then this Contract shall become null and void, and all monies paid by the Purchaser shall be refunded. IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

Mark Valuo _____ James Kearney _____

Seller(s) Purchaser(s)

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RIDER 180

APPROVAL BY DESIGNATED PARTY

This Rider is made a part of and incorporated into a Real Estate Contract dated July 11, 86 for the sale of the property commonly known as 4215 PORTAGE
HOFFMAN ESTATES #1
entered into by MARK VAGUE, Seller(s),
and JAMES KEARNEY and Carmelle Billapanda, Purchaser(s).

It is agreed by and between the parties hereto as follows:

That this Contract is subject to the approval of the property by A PROFESSIONAL
Building Inspector paid for by Purchaser
hereinafter referred to as the Designated Party, within (5) days from the date of this Contract. In the event the Designated Party does not approve of the property, written notice as provided herein shall be given to the Seller by the Purchaser within the time specified for approval by the Designated Party, and thereupon this Contract shall become null and void and all monies paid by the Purchaser shall be refunded. IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

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James Kearney

Mark Vague

Carmelle Billapanda
Sellers)
PURCHASER

PURCHASER(S)
SELLER

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Subject: RIDER 250

RIDER 250

CONDITION OF SYSTEMS, EQUIPMENT AND APPLIANCES

SELLER FURTHER WARRANTS AND REPRESENTS THAT SELLER

HAS DISCLOSED TO PURCHASER ALL DEFECTS OF WHICH

SELLER IS AWARE IN THE REAL AND PERSONAL PROPERTY

WHICH IS THE SUBJECT OF THIS CONTRACT AND THAT

SELLER HAS NOT CONCEALED FROM PURCHASERS ANY LATENT

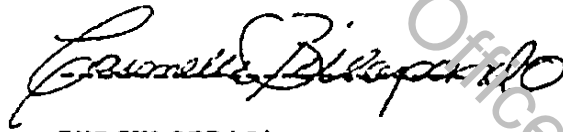
DEFECTS IN SAID PROPERTY.



SELLER(S)



PURCHASER(S)



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DEPT-01 RECORDING \$18.00
T#0333 TRAM 8424 07/31/86 16:08:00
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COOK COUNTY RECORDER

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