

UNOFFICIAL COPY

Articles of Agreement

86359171

Made this 29th day of June, 1979, between James H. Brown, a bachelor and Mary Ray, a widow and not remarried, and Rochelle Johnson, a spinster, Purchaser, not as tenants in common, but as joint tenants.

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois, to wit:

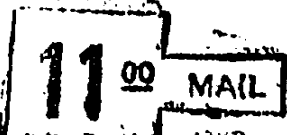
Lot 31 and 32 in Block 5 in McChesney's resubdivision of the North half of Blocks 1 to 7 in McChesney's Hyde Park Home subdivision of section 22, Township 38 North, Range 1 East of the Third Principal Meridian in Cook County, Illinois.

Pin # 20-22-227-0321 Lot 31

86359171

031, Lot 32

RECORDING 11.05 TR3335 TRAN 4037 08/18/84 09:38:00 #6743 #A *-86-359171 COOK COUNTY RECORDER



m/c

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of TWENTY-FIVE THOUSAND (\$25,000.00) Dollars in the manner following:

One thousand five Hundred (\$1,500.00) Dollars as a down payment and the remaining Twenty-three thousand five hundred (\$23,500.00) Dollars to be paid in monthly installments of Two hundred twenty-five (\$225.00) Dollars or more.

with interest at the rate of 2 1/2 per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1979. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

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.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties. IT IS UNDERSTOOD AND AGREED that when the purchasers have paid one half (1/2) or Twelve Thousand Five Hundred (\$12,500.00) Dollars on the contract; that they shall upon written request demand a deed and shall at the same time execute and deliver to the sellers a part purchase money mortgage in the sum of \$12,500.00 at the same rate of interest on the same terms and conditions as set forth in this contract.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

James H. Brown (SEAL) Rochelle Johnson (SEAL) Mary Ray (SEAL)

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