

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

AGREEMENT, made this 1st day of September, 1986, between
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING
ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1966
AND KNOWN AS TRUST NO. 23792,
GIOVANNI BARRESI and SANTA BARRESI, his wife, 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 recordable
Warranty Deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of
Cook and State of Illinois described as follows:

Lot 14 (except the North 12 Feet) and all of Lots 15 and 16 and the
North 5 Feet of Lot 17 in Garrett's 3rd Logan Square Subdivision of
part of Lot 2 in Garrett's Subdivision of part of the East $\frac{1}{2}$ of the
SouthEast $\frac{1}{4}$ of Section 26, Township 40 North, Range 13, East of the
Third Principal Meridian, in Cook County, Illinois.

13-26-414-007-0000
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upon execution of contract,
and Seller further agrees to furnish to Purchaser on or before 10/1/86 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
Chicago Title Insurance Company; (b) certificate of title issued by the Registrar of Titles of Cook County,
Illinois; (c) merchantable 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 PAUL J. QUIETSCHKE & CO.,

4165 Lincoln Avenue, Chicago, Illinois 60615

the price of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) = RECORDING \$12.25
Dollars, in the manner following, to-wit: SEE RIDER ATTACHED TRACES TRAN 0418 09/04/84 14 31 00
HIGH # 14 # 116-393912
COOK COUNTY RECORDER

112.00

with interest at the rate of 11 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 upon execution of this contract,

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

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.

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 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;

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 11 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.

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.

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.

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

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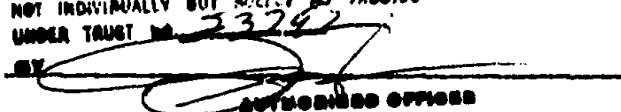
UNOFFICIAL COPY

RIDER

ATTACHED TO AND FORMING A PART OF INSTALLMENT AGREEMENT FOR WARRANTY DEED EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1966, AND KNOWN AS TRUST NO. 23792, SELLER, and GIOVANNI BARRESI and SANTA BARRESI, HIS WIFE, PURCHASERS, DATED SEPTEMBER 1, 1986:


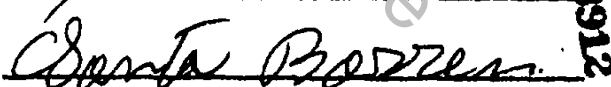
21. Purchaser agrees to pay to Seller in the manner following, to-wit: \$50,000 at closing, less \$10,000 earnest money deposit, and the balance of \$150,000 in monthly installments of \$1,704.00 or more, payments to include principal and interest, 19% amortized over 15 years, commencing on the 1st day of October, 1986, until the 1st day of September, 1994. On September 1, 1994, Purchasers agree to execute and deliver to the Sellers a Trust Deed and Note for the unpaid balance of the installment real estate contract for deed, payments to be made on the same terms and conditions of existing contract for deed, and Seller agrees to execute and deliver to Purchasers a stamped warranty deed for said premises.
22. In addition to the amount above specified for principal and interest payments, and at the same times and places, Purchasers shall also pay one-twelfth of the amount of the last-issued tax bill. Said payments shall be adjusted in due proportion promptly after the issuance of each annual tax bill. Also, one-twelfth of annual insurance premiums for fire and extended coverage and liability and boiler insurance shall be paid by Purchasers at time and place heretofore stated.
23. The Purchasers shall have the right to prepay this contract at any time in any amount without penalty.
24. Purchasers shall have the right to place this contract of record with the County Recorder of Deeds.
25. Notwithstanding any provision aforesaid to the contrary, the Purchasers shall be allowed a fifteen (15) day grace period in making any and all payments required hereunder.
26. No default or forfeiture shall be declared hereunder unless written notice is first given by the Seller. Upon receipt of such notice, the Purchasers shall have ten (10) days to cure any defect which may be the basis for such default or forfeiture.
27. Purchaser agrees to carry Owners, Landlord and Tenants' Liability insurance, with limits of \$300,000, naming Sellers as insureds.

SELLERS:

American National Bank and Trust Company of Chicago
NOT INDIVIDUALLY BUT AS TRUSTEE
UNDER TRUST NO. 23792

AUTHORIZED OFFICER

DATED: 8/24/86

PURCHASERS:



86393912

DATED: _____

This document is a copy of the original document filed with the County Recorder of Deeds. It is not a legal document and should not be used as such. It is provided for your information only. The original document is the only one that should be used for legal purposes. If you have any questions, please contact the County Recorder of Deeds.

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Return to

Nick MANISCALCO

205 W. Wacker # 2022

CHICAGO, ILL. 60606

Property of Cook County Clerk's Office