MAINTHEN MOUREMEN
FOR WARRANTY DEED
AN A MACHINA

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AGREEM	IENT, made	this <u>int</u>	day of	Septo	mber			, 19 <u>86</u> , betw	een
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GIOVANI	NI BARRE	SI and S	ANTA B	RRESI,	his W	1.6		Purcha	ser:
WITNESS covenants and Cook	ETH, that if I d agrees to co	Purchaser sha onvey to Purch or of homeste State of	Il first make haser in fee ad, subject Linol:	e the payme simple by to the mat descri	ents and per Seller's ters hereing ibed as follo	rform Purchas Stami after specified ows:	er's covenants ocd , the premises	hereunder, Seller he record situated in the Count	eby able y of
North !	5 Feat o f Lot 2	f Lot 17 in Garre	in Gar tt's Si	rrett's ubdivis	3rd L	ogan Squa part of	re Subdi the Ea st	and the vision of the st of the	
Third	Principa	i Meridi	an, in	Cook C	County,	Illinois	· .		

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and Seller further agree to furnish to Purchaser on procedure of contract, at Seller's expense, the following evidence of citie to the premises: (a) Owners title insurance policy in the amount of the price, issued by Chicago Title Included Company (b) certificate of title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Surchaser 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. QUETSCHKE & CO.

4165 Lincoln Avenue

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the price of Dollars, in th	TWO	HUNDRED	THOUSAI	DIA TV	00/1	00 (\$20	0,000,	00) -				40.0
Dollars,in th	e mann	eς following.	to-wit:	TET ALI	ER A	TA CHE D)	7#733\$ ***********************************	TRAN 0618	09/04/84	14 31	12.2
	6 to 0	0 39,55) .				# da = m + s		9391	12
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. per cent per annum paj abla with interest at the rate of on the whole sum remaining from time to time unpaid. Possession of the premises shall be delivered to Purchaseron __________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 19 6 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: (r) 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 pe sons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) tuilding, 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 as sessments 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 neithe 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 _________ _. 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.

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.

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c/o Paul	J. Quetachke & V.	o. 4165 Lincol	n, Chicago, II Vuz	<u> </u>	or to
of either party, sh been given or mac	all be sufficient service the de on the date of mailing.	ereof. Arly notice or dem	and mailed as provide		
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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 WIFF, 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 \$1.700.00 or more, gomenting on the psincar of cotobers 1900; until the fixt 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 Purshasers 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 boller insurance shall be paid by Purchasers at time and place heretifine 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 declare horeunder unless written notice is first given by the Seller. Upon receipt of such notice, the Purchagers 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, Landlor and Tenents' Liability insurance, with limits of \$300,000, naming Sellers as insureds.

SELLERS:	PURCHASERS:
American Madernal Frank and Trust Services of Change	Grover Borres
WIGHT TALLET IN 3329	Charle Borren
ANTHORNEO OFFICES	
DATED: 8/21/16	DATED:

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CHICALI, III. 60606 ORON