

UNOFFICIAL COPY

Articles of Agreement

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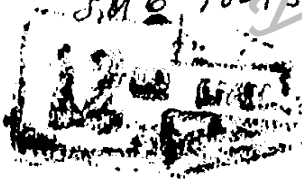
Made this 15th day of May, 1987, between Howard E. Splett and Rose Mary Splett, his wife, Seller, and Frank R. Wiltgen, John R. Norman and James W. Loizzo, Purchasers,

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 stamped recordable 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:

Lots 5 and 6 in Block 2 in J. S. Hovland's Evanston Subdivision of the South East Quarter of the North West Quarter of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 2002 Emerson St., Evanston, Illinois 60201.

Lot 5 - 13-118-006
Lot 6 - 13-118-005



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DEPT-01 RECORDING \$12.25
T#1111 TRAN 1074 07/22/87 12:14:00
#7933 #A *87-403723
COOK COUNTY RECORDER

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of (\$115,000.00) One Hundred Fifteen Thousand and 00/100 Dollars

in the manner following:

\$1,500.00 on June 15, 1987 and \$1,500.00 each and every month for 60 consecutive months ending April 15, 1992. Said \$1,500.00 payment shall include 1/12 annual real estate tax deposit and 1/12 annual insurance deposit, balance of said payment shall first pay interest on outstanding balance then to principal. On June 15, 1992 the balance then outstanding shall be payable in full.

with Interest at the rate of 10% per centum per annum payable 12 times 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 1986. 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 a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

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.

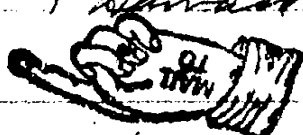
N.B. THIS INSTRUMENT PREPARED BY ROBERT ROMANO, ESQ., 1 AMERICAN PLAZA, EVANSTON, IL. 60201

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

Signatures of Howard E. Splett, John R. Norman, James W. Loizzo, Rose Mary Splett, and Frank R. Wiltgen, each with a (SEAL) label.

BERNARD J. MICHNA ATTORNEY AT LAW 1800 SHERMAN AVE., SUITE 608 EVANSTON, ILLINOIS 60201



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