GEORGE E. COLEA LEGAL FORMS

Dean Grozel J.C.  WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller has covenants and agrees to convey to Purchaser in fee simple by Seller's covenants and agrees to convey to Purchaser in fee simple by Seller's covenants and agrees to convey to Purchaser in fee simple by Seller's covenants and state of ILLINGIA.  LOTE 4. AND 5. In TURCI'S supprivation of the presence of the purchaser of the purc		AGREEMENT, made this 16 day of July	, 19 <u>87</u> , between
WITHESSETT I, that if Purchaser shall the make the psyments and perform Purchaser's sovenants hereunder. Second warrang deed, with waiver of homestead, subject to the matters hereinalder specified, the premises situated in the Country of the Coun	۴-	J. R. Fogarty 87443322	, Seller, and
WITNESSET1, that if Purchaser shall first make the payments and perform Purchaser's covenants hereconder, Seller to ecovenants and genes to convey to Purchaser in fee simple by Seller's	٥	Dean Grozdike	Purchaser:
Cook and State of TL1116.18 described as follows:  LOTS 4 AND 5 IN TURKEYS SUPPLYISION OF THE PRINT OF BUBBLE AND 51 PAUL RELEGION OF THE RIGHT OF WAY OF THE CHICAGO-PHILAGUESE AND 51 PAUL RELEGION. IN PERMICK, A SUBDIVISION OF THE SETTION SA, TORNESHIP 40 MORTH, RANGE 13 PAUL FOR THE PRINT OF THE SETTION SA, TORNESHIP 40 MORTH, RANGE 13 PAUL FOR THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  Commonly Known and 4009-4015 Fullerton, Chicago IL P.I.N.: 13-34-208-002; 13-34-		covenants and agrees to convey to Purchaser in fee simple by Seller's	nder, Seller hereby recordable
No. 15 No. 648 of the first field of the first field of the first of the first field of t	2	warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situate Cook and State of Illinois described as follows:	ed in the County of
No. 15 No. 648 of the first field of the first field of the first of the first field of t	)	·	
with interest at the nate of 11 12 per cent per annum payable	ر کر	40, LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO MIN MADREE	
Commonly Known & 4009-4015 Fullerton, Chicago, IL P.1.N.: 13-34-208-002; 13-34-208-0  and Seller further agrees of smish to Purchaser on or before the Classing Date	3	AND SI, PAUL RAILROAD, IN PENNOCK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34. TOWNSHIP 40 NORTH, RANGE 1% FOR THE THIRD	
Commonly known as 4009-4015 Pullerton, Chicago, IL P.I.N.: 13-34-208-602; 13-34-208-602 and Seller further agrees to formish to Purchaser on or before the Clossing Date.  All Seller further agrees to formish to Purchaser on or before the Clossing Date.  All Seller further agrees to formish to Purchaser on or before the Clossing Date.  All Seller further agrees to formish to Purchaser on or before the Clossing of the Registra of Titles of Cont. Cont. (b) Seller to the Registra of Titles of Cont. Cont. (c) Seller to the Registra of Titles of Cont. Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registra of Titles of Cont. (c) Seller to the Registration of the Open Seller to the Registration of Registration	Ų	PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	1 017 8
and Seller further agrees of famish to Purchaser on our before. Libe. Clossing. Date.  ### An Interest of the following evidence of this to the premises. (8) Owners title insurance polely in the amount of the price, issued Interest of Title and Court (1) ownificate of title found to the price in the price issued Interest of Title and Court (1) ownificate of title found to the price of Ithinis, (9) merchantable aborate it fills. It will purchase the fills of the price of Ithinis ownification of the other of the designate in writing, and early such designation at the office of the designation of the office of the ownification of the office of Ithinis ownification of the ownificat	サー	Commonly Known as 4009-4015 Fullerton, Chicago, IL P.I.N.: 13-34-208-002;	- ~ /
time to time designate in writing, and will such designation at the office of  Mr. J. R. Fogarty, 7th & Charles Streets, Gloucester City, New Jersey 08030  the price of Forty-Four Thousand and No/100 (\$44,000.00)  Dultars in the manner following, to-wit:  (See Rider attached hereto and pade a part hereof, Paragraph R-2)  with interest at the rate of 11.15 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 Cita Closing. Date which in no event, shall be later, than July 31 , 1987 , provided that Parabaser is not then in default under this agreem  Rents, water taxes, Insurance premiums and other similar items are to be sidested pro rate as of the date provided herein delivery of possession of the premises. General taxes for the year 19.87 are 5 be prorated from January 1 to such date delivery of possession of the premises. General taxes for the year 19.87 are 5 be prorated from January 1 to such date delivery of possession of the premises. General taxes for the year 19.87 are 5 be prorated from January 1 to such date delivery of possession of the premises. General taxes for the year 19.87 are 5 be prorated from January 1 to such date delivery of possession of the premises. General taxes for the year 19.81 are 5 be prorated from January 1 to such date delivery of possession of the premises. General taxes for the year 19.81 are 5 be prorated from January 1 to such date delivery of possession of the premises is not then secretionable taxes are to be creditive delivery of possession of the premises. General taxes for the year 19.81 and subsequent years and all taxes, special assessments and special taxes levided after the foreic the premises and premises and premises and the premises and the premises and premises and premises and the premises and premises and premises and premises and the premises and premises and premi		and Seller further agrees to furnish to Purchaser on or before the Closing Date, 19, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the Intercounty Title (b) certificate of title issued by the Panister of Title	at Seller's expense, ne price, issued by
the price of Forty-Four Thousand and No/100 (\$44,000.00)  Dollars in the manner following, to-wit:  (See Rider attached hereto and nade a part hereof, Paragraph R-2)  with interest at the rate of 11 kg 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 onCie Closing Date_which in no_event_shall be later_thanJuly_31 1987, provided that Parchaser is not then in default under this agreem Rems, water takesInsurance premiums and other similar items are to be allusted pro rate as of the date provided herein delivery of possession of the premises. General taxes for the year 19_87 are to be prorated from January 1 to such date delivery of possession of and if the amount of such taxes is not then ascertainable, the previating blue done on the basis of famount of the most recent ascertainable taxes. & the 2nd installment of 1966 taxes are to be credited. 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: q_Beneral taxes for the year 1.98 in all subsequent years and all taxes, speller also hereto that is understood and agreed between the parties hereto that:  1. The Conveyance to be made by Seller shall be expressly subject to the following: q_Beneral taxes for the year 1.98 in all subsequent years and all taxes, speller all taxes leviced after the date hereof; (b) all installment special assessments heretofore leviced falling due after date hereof; (c) the rights of all person claiming by through or understood the premises and all taxes are to be credited to be a subsequent to the premises and all taxes are to be credited to company the premises and all taxes are to be a subsequent to the premises and all taxes are to be credited to the premises, and the premises in good repair and shall neither suffers or commits waste Seller duplicate receipts showing timely payment thereof.  2. Purchaser shal	. /	Himois, (e) merchantable abstract of title', showing merchantable title in Seller on the date hereof, subject specified below in paragraph 1. And Perchaser hereby covenants and agrees to pay to Seller, at such place	only to the matters
with interest at the rate of 11.88 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 onCle_Closing_Date_which_in_no_event_shall_  Possession of the premises shall be delivered to Purchaser onCle_Closing_Date_which_in_no_event_shall_  Possession of the premises shall be delivered to Purchaser onCle_Closing_Date_which_in_no_event_shall_  Be_later_thanJuly_31	<b>}</b> ∽ X	Mr. J. R. Fogarty, 7th & Charles Streets, Gloucester City, New Jersey 08030	)
with interest at the rate of 11 18 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 5 to Closing Date which in no event shall be lates. Than July 31 1987 per	O	the price of Forty-Four Thousand and No/100 (\$44,000.00)  Dollars in the manner following, to-wit:	
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Rents, water taxes, Insurance premiums and other similar items are to be adjusted pro rate as of the date provided herein delivery of possession of the premises. General taxes for the year 19 \$37\$, are 5 be prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not the next several taxes are to be credited. 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 followings: any general taxes for the year 1981 and subsequent years and all taxes, special assessments and special taxes levide after to develope the hereof; (b) all installment special assessments and subsequent years and all taxes of record and party-walls and party-wall agreements, if any; (e) to idding, building line and us occupancy restrictions, conditions and covenants of record, and building and zoning laws and ord nances; (f) roads, highwistrets and alleys, if any; and any tenancies existing at time of closing.  2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall delive 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 commy waste or or the premises, and if Purchaser fails to make any such repairs or effers or com		with interest at the rate of 11 128 per cent per annum payable monthly on the whole sum remaining from time to time unpaid.	ట్
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delivery of possession of the premises. General taxes for the year 19.87, are 10 be prorated from January 1 to such date delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of famount of the most recent ascertainable taxes. & the 2nd installment of 1986 taxes are to be credited. 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: C. general taxes for the year. 1981 and subsequent years and all taxes, special assessments and special taxes levied after the detection of the year. 1981 and subsequent years and all taxes, special assessments and special taxes levied after the detection of the year. 1981 and subsequent years and all taxes, special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or undercompany restrictions, conditions and covenants of record, and building and zoning was and ordinates; (f) roads, highwastreets and alleys, if any; and any tenancies existing at time of closing.  2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall delive Seller duplicate receipts showing timely payment thereof.  3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither soffer nor comany waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commiss waste Sell in cay election and payable to Seller, with interest at 16.3% per cent per anuma 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 any be superior to the rights of Seller.  5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain			
and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) he libral installment special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or un Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) be libring, building line and us occupancy restrictions, conditions and covenants of record, and building and zoning laws and ord nances; (f) roads, highwistreets and alleys, if any; and any tenancies existing at time of closing.  2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special accessments pertaining the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall delive 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 com any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller (nay election and payable to Seller, with interest at 16.25 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 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 a complete valver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such expressions 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 such previous written consent.  7. No right, title or interest herein or hereunder or in the premises, or any par		delivery of possession of the premises. General taxes for the year 19.87, are to be prorated from January delivery of possession, fand if the amount of such taxes is not then ascertainable, the prorating shall be done amount of the most recent ascertainable taxes. & the 2nd installment of 1986 taxes are to It is further expressly understood and agreed between the parties hereto that:	I to such date for on the basis of the be credited to Purchaser
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall delive 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 com any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller coay election and payable to Seller, with interest at 16 38 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 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 a complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such expressive or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans a 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 Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assign any right, title or interest herein or hereunder or in the premises, or any part thereof, shall vest in Purchaser until the delivity of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provide 8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, lightning, windstorm and extende	Ì	and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) or ilding, building occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (6)	all installments of through or under ing line and use or
any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller charged the cost thereof shall become an addition to the purchase price immediately and payable to Seller, with interest at 16 38 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 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 a complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such expressive or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans is 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 Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assign any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election 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 delive of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provide.  8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, and no		the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchase Seller duplicate receipts showing timely payment thereof.	ser shall deliver to
5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full a complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, to or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such expravaiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans a 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 Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assign any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election 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 delive of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provide.  8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchase shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the part hereto.  9. Purchaser shall keep all buildings at any time the purchase price at the times and in the manner shall require the purchase of the supplied on the purchase price, together with all additional or another the solicies for the Seller.	1	any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase pricand payable to Seller, with interest at <u>16 38</u> per cent per annum until paid.	Sell it may elect to e immediately due
complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, to or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such expinitive or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans is 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. Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assign this agreement or in the premises, but shall render this contract null and void, at the election 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 deliving the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provide.  8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchasershall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the part hereto.  4. Purchaser shall keep all buildings at any time of the change in the deliving of the dependence of the change of the c	ľ	may be superior to the rights of Seller.	
Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assign any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election 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 delive of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provide.  8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchases shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the part hereto.  9. Purchaser shall keep all buildings at any time on the properties to be approved by Seller and all least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or an stituted in tance, shall require payments for loss to be applied on the purchase price and Purchase price and Purchase price and Purchase price and Purchase Payments for loss to be applied on the purchase price.	V	complete waiver and release of any and all lien or claim or right of lien against the premises and no contract of written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall conwaiver or release of lien upon the part of the party contracting, and a signed copy of every such contract an specifications for such repairs and improvements shall be promptly delivered to and may be retained by Sell	or agreement, oral ntain such express and of the plans and er.
8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchas shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the part hereto.  10. Purchaser shall keep all buildings at any time or the promote interest in Suller's name of Purchaser shall keep all buildings at any time or the promote interest in Suller's name of Purchaser and unit least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or parsituted in time, shall require purchase to be applied on the purchase price, and Purchaser thall believe the supplied on the purchase price, and Purchaser thanks and the purchase price, and Purchaser thanks and the purchase price and Purchaser thanks and the purchaser thanks and the purchaser thanks and the purchaser price and Purchaser thanks and the pu	a	seller, and any such assignment or transfer, without such previous written consent, shall not vest in the tran any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's writt	sferee or assignee , at the election of en consent.
claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchas shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the part hereto.  10. Purchaser shall keep all buildings at any time on the promotion and the companies to be approved by Seller's name at Purchaser shall keep all buildings at any time on the promotion in the companies to be approved by Seller's name at Purchaser and purchase the sum remaining unpaid hereunder, which insurance, together with all additional or an stituted in tance, shall require purchase price and Purchase	O	of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner	r herein provided.
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller on any at least equal to t sum remaining unpaid hereunder, which insurance, together with all additional or entstituted in the fire, shall require payments for fees to be applied on the purchase price, and Purchase all deliver the following the fee to Seller.  State and all but one of the clauses (a) (b) and (c)	Si	claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claim half have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signereto.	ned by Purchaser, ned by the parties
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Pain A & Citte Colle	• 5	Strike out all but one of the clauses (a), (b) and (c). ** 1108 of	Paragraph R-5)

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(JABS)	A REGULEY	
(JABS)	SELLER	Sealed and Delivered in the presence of
منعم المعلم		year first above written.
bits veb out testion	ement have "ereunto set their hands and seals in du	to the remaining provisions of this agreement.
od Ilana noisivorg no noisivorg hous lo	ronibited by or invalid under applicable law, such	2.1. It any provision of this agreement shall be principle of invalid inclients to the extent of such prohibition or invalid
of a dwelling code	ra any city, village or other governmental authority of the execution of this contract has been received	CV. Seller warrants to Purchaser that no notice to violation which existed in the dwelling structure beginning of the date of exceptions of the date of exceptions.
Hada banisinoa niar	this contract, and the covenants and agreements her , administrators and assigns of the respective parties.	
be deemed to have		Purchaser at C/O Mike Konieczky, 6501 W. of either party, shall be sufficient service th reof. An been given or made on the date of mailing
red mail to Seller at of 10	writing. The mailing of a notice or demand by registe sets, Glouceater City, New Jersey 0803	Plural.  18. All notices and demands in connect shall be in a  Mr. J. R. Fogarcy, 7th & Charles Stre
ords wherever used as	erein as "Seller" or as "Purchaser", such word or w	17. If there be more than one person designated the herein and the verbs and promine associated therew
scord, waive process sum as may be due, of appeal from such statute in this State	sin, to enter Purchaser's appearance in any court of re chaser in favor of Seller, or Seller's assigns, for such ble attorney's fees, and to waive all errors and right, waiving all right to any notice or demand under any han one person above designated as "Purchaser" the pan one person above	Purchaser hereby irrevocably constitutes any onstitutes any of the covenants and agreements here of the covenants and agreements but service thereof and confess judgment or the covenants including reasons judgment or lucker of such suit, including reasons judgment or lucker of suit or action. It there be more the with reference to such suit or action. If there be more the including management or action is given by such persons jointly in this paragraph given is given by such persons jointly.
ement or by law or y or otherwise, with	nt herein given. Sule any and every such remedy, contemporaneous!	default of oreach, or for any other reason herein corequity, and shall have the right to maintain and prose
To noise who is to the tiles of tiles of the tiles of tiles o	iller against Purchaser on account of the provisions in any pro	proceeding to which seller may be made a parry by real costs and expenses, including attorney's fees, incuring agreement and incurred in any action brought by Sell costs, expenses and attorney's fees may be included in Seller against Purchaser on or under this agreement.
rovements, whether rty of Seller withous	renaser incretor or tor any pair increot.	rinished of unimished, which may be put upon the pre
Hill off kg banimis	in the Recorder's office of said County.	Purchaser in any of the provisions hereof, this agreem by Seller of a written declaration of forfeiture hereof
		oy Seriet sustained, and in such event Seriet snail navi

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay preceding to pay such items and any amount so paid shall become an addition to the purchaser price immediately due and payable, to Seller, with interest at 16 \$2 per cent per annum until paid.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants into the failure of Purchaser shall fortief all payments made on this agreement shall, at the option of Seller, be fortested and determined, and Purchaser shall fortief all payments made on this agreement, and such payments and take possession and as liquidated damages bay Geller austained, and in such event Seller shall have the retained the possession of the premises aforcasid.

13. In the event this agreement, shall be declared mull and void by Seller, on account of any default, breach or violation by Seller and take possession of the premises aforcasid.

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#### RIDER

RIDER TO THAT CERTAIN INSTALLMENT AGREEMENT FOR DEED DATED JULY 16, 1987 FOR THE REAL ESTATE COMMONLY KNOWN AS 4009, 4011, 4013, 4015 FULLERTON, CHICAGO, ILLINOIS BY AND BETWEEN J. R. FOGARTY AS SELLER AND DEAN GROZDIK, AS PURCHASER.

R-1. It is understood that in consideration for this Installment Agreement for Deed, Seller shall upon closing receive:

- (a) The earnest money (\$2,000.00) already deposited with Deborah J. Kramer, as attorney, on behalf of the parties pursuant to that certain Real Estate Sales Contract dated January 5, 1987 as amended by letters dated January 23 and March 30 addressed to Michael Konieczka, Esquire (collectively the "Contract") by and between Dean Grozdik and Seller, in connection herewith, shall be made payable to Seller;
- (b) The balance of the purchase price under the Contract, plus or minus prorations, which balance in no event shall be greater than \$9,000.00, shall be made payable in cash or by certified or cashier's check at closing to Seller.
- R-2. (a) \$44,00(.0) shall be payable in accordance with Subparagraph (b) of this Paragraph R-2 with interest at the rate of eleven and one-half percent (11-1/2%) per annum (the "Interest Rate") in equal monthly installments of Six Hundred Eighteen and 52/100 (\$618.62) Dollars each, on the 1st day of each month commencing with September 1, 1987 and continuing on the first day of each month thereafter until August 1, 1988 with the balance of accrued interest and all principal, if any, remaining unpaid que and payable on August 1, 1988.
  - (b) The equal, monthly and rinal payments required in Paragraph R-2(a) shall be made payable to Seller to the order of Mr. J. R. Fogarty at the address provided earlier.
  - (c) Upon payment to Seller in the avounts as indicated hereinabove in this Paragraph R-2 Seller shall issue its Warranty Deed to or at the direction of Purchaser and shall deliver such Warranty Deed promptly to Purchaser.
- R-3 In lieu of monthly deposits for the payment of real estate taxes Seller shall deliver to Furchaser immediately upon its receipt the real estate tax bill for the Premises and Purchaser shall pay such taxes and give Seller evidence of such payment seven (7) days prior to the due date thereof.
- R-4 In the event of any conflict between the terms, conditions and provisions of this Rider and the Agreement to which it is attached, the terms, conditions and provisions of this Rider shall prevail.
- Purchaser agrees to keep the Premises insured under an insurance policy with fire and extended coverage, vandalism and malicious mischief coverage, in a company acceptable to Seller, it being understood that such acceptance will not be unreasonably withheld, for an amount not less than the unpaid balance of the purchase price under the Agreement and Purchaser also agrees to keep insured under a public liability policy for not

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less than \$300,000.00 coverage for one person and \$400,000.00 for any one accident insuring the Seller as owner and Purchaser as contract Purchaser. The public liability policy shall be a general liability policy or a landlord's and tenant's public liability policy as may be applicable. All such policies are to be deposited with Seller.

In lieu of monthly deposits for the payment of insurance, Purchaser agrees to obtain the insurance described above and shall submit evidence of the paid premium to Seller and the evidence of any renewal thereof shall be delivered to Seller thirty (30) days prior to the due date thereof.

- As additional security for all payments due under the Agreement, the Purchaser agrees to assign all of the rents, issues and profits which may hereafter become due under or by virtue of any leasing, by the Purchaser, whether written or oral, for the use and occupancy of any part of the Premises. Under the power terein granted, it is the intention of the Purchaser to the reby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder to Seller. The rights granted hereunder are to be available only if and when Purchaser defaults in any of the terms and conditions contained in the Agreement.
- Should the use or occupancy of any part of the Premises create or give rise to any liability under the statute of the State of Illinois relating to alcoholic liquors, now in effect or becoming effective hereafter, Purchaser shall, it least thirty (30) days prior to the effective date of such use or occupancy, procure at his own expense and deliver to Seller a Liquor Liability Dram Shop Policy or policies in amounts satisfactory to Seller and in a compliny or companies acceptable to Seller insuring the Seller against any such liability.
- Should any insurance required under Paragraph R-7 not be provided as aforesaid and at the time hereinabove specified, or should said insurance be cancelled by the insurance company for any reason whatsoever, Seller may, at its option, either (a) place such insurance, if obtainable, and charge the cost of same to the Purchaser as provided in Paragraph 10 of the Agreement or (b) require the Purchaser, on demand, either not to enter upon such use or occupancy or to cease such use and occupancy forthwith, as the case may be, and in default of compliance therewith by said Purchaser, the Seller may, forthwith, invoke the provisions of the Agreement relating to forfeiture hereof.
- R-9 The indebtedness due under the Agreement shall be prepayable in whole or in part at any time upon seven (7) days prior notice.
- Upon final payment in full of the indebtedness under the Agreement, Seller shall deliver a Warranty Deed to Purchaser, subject to only those exceptions set forth on Purchaser's title policy as received at the closing for possession plus such additional exceptions as Purchaser may accept and Seller shall be responsible for payment of the Illinois and Cook County real estate transfer tax stamps. Purchaser shall be responsible for the payment of city of Chicago real estate transfer tax stamps. Both parties agree to enter into appropriate transfer tax declarations.
- R-11 This Installment Agreement for Deed may be executed in any number of counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, this Rider to Assignment is executed by Seller and Purchaser as of the date first set forth herein.

PURCHASER:

STATE OF TL COUNTY OF COURTS DEPT-01

T\$0003 TRAN 5442 08/11/87 09:57:00

#6461 # C #-87-443322

COOK COUNTY RECORDER

I, NOA DANIEZ, a Notary Public in and for and residing in said County, in the State aforementioned, DD HEREBY CERTIFY, that J.R. Fogarty, who is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day 25 A.D. 1987.

"OFFICIAL SEAL" Notary Public State of Illisois My CommissionExplanation

COUNTY OF Datage

I, Michael Kanjeczka, a Notary Public in and for and residing in said County, in the State aforementioned, DO HEREBY CERTIFY, that Dean Grozdike who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and numbers therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this Lid day of A.D. 1987.

My Commission Expires:

7-30-89

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