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CAUTION: Read this form carefully before signing or recording it. This form is not valid unless it is signed by the parties and is not valid unless it is recorded.

20.00

AGREEMENT, made this 1st day of October, 1986, between

REV. ANNIE P. BOLES a/k/a ANNIE P. BOWES, Seller, and

JEANNETTE DAVIS, and CLINTON LEWIS, JR. and WANDA H. LEWIS, 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 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:

The west 1/3 of Lot 8 in Assessor's Division of part of Lot 2 and all of Lots 3 to 7 in Block 64 of Page and Wood's Subdivision of Blocks 50, 63 and 64 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

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and Seller further agree to furnish to Purchaser on or before time of delivery of possession, 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, 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 REV. ANNIE P. BOLES, 1419 South Kedvale, Chicago, Illinois 60623

the price of Ten thousand (\$10,000.00) Dollars in the manner following, to-wit: See Rider attached hereto and made a part hereof.

Possession of the premises shall be delivered to Purchaser on execution of this Agreement, provided that Purchaser is not then in default under this agreement.

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 1985 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; (g), (h), (i), (j) and (k), see attached Rider.

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 13-1/2 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, and subject to prior approval of Seller if such contract is in excess of \$200.00.

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, to any person or persons, without the prior written consent of Seller.

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. Seller warrants that the premises are free from all liens, claims, taxes, assessments, special taxes, and other charges, except as otherwise stated in this agreement, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Chicago, Cook County, Illinois, and the State of Illinois, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Chicago, Cook County, Illinois, and the State of Illinois, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Chicago, Cook County, Illinois, and the State of Illinois.

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

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10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at 1 1/2% 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 hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments. Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally.

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at c/o CHARLES B. BERNSTEIN, 120 W. Madison St., Suite 1112, Chicago, IL 60602 or to

Purchaser at c/o JEANNETTE DAVIS, 111 N. Kostner, Chicago, IL 60624, or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing. Notice may be delivered personally at said addresses in lieu of notice by mail.

19. 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.

20. See Rider attached hereto and made a part hereof.

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

Scaled and Delivered in the presence of

Rose Marie Boles (SEAL)
Shirley Lewis (SEAL)
Jeannette Davis (SEAL)
Clifton Lewis (SEAL)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 SEP 10 PM 2:58

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Received on within Agreement
the following sums

Table with columns: DATE, INTEREST, PRINCIPAL, RECEIVED BY

GEORGE E. COLE
1981

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RIDER

RIDER attached to, executed simultaneously with, and made a part of Articles of Agreement for Warranty Deed dated the 1st day of October, 1986, by and between REV. ANNIE P. BOLES, hereinafter called Seller, and JEANNETTE DAVIS; and CLINTON LEWIS, JR. and WANDA H. LEWIS, his wife, hereinafter called Purchasers, for the premises commonly known as 1653 West Washington Boulevard, Chicago, Illinois.

1. continued.

(g) private, public and utility easements and roads and highways, if any;

(h) acts or encumbrances suffered by Purchasers;

(i) (1) Rights or claims of parties in possession not shown by the public records;

(2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises;

(3) Easements, or claims of easements, not shown by the public records;

(4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

(5) Taxes or special assessments which are not shown as existing liens by the public records.

(j) Rights of the public and of the State of Illinois adjoining owners in and to the South 8 feet of land as has been dedicated for and is now used as a public alley (affects lot other property).

(k) Rights of the public, the City of Chicago, and adjoining lot owners in and to the part, if any, of the land which may fall within the 16 foot alley lying at the south end of the northwest 1/4 of Lot 5 aforesaid (affects land and other property).

9. Purchaser shall furnish to Seller, at Purchaser's expense, a suitable Public Liability Insurance policy, or Certificates of Insurance therefor, issued by a company acceptable to Seller, naming as insured party Seller and its beneficiaries and the assigns of Seller and its beneficiaries, and Seller's mortgagee, as their interests may appear, which said policies of insurance shall be in such amount of coverage as Seller may reasonably require, but not less than \$100,000 Public Liability for each person and \$300,000 total Public Liability for each accident, and property damages of not less than \$10,000, and a separate Public Liability insurance policy in like amounts naming the Purchaser as insured.

Upon failure of Purchaser to deliver such policy of insurance or certificates as hereinabove set forth in this paragraph 9 hereof and evidence of payment therefor to

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Seller not less than 10 days prior to the expiration date of any such policy, Seller shall have the right to:

(a) procure such insurance, and the cost thereof shall be deducted from the reserve created hereunder or charged to the Purchaser; or

(b) invoke the provision of this Agreement relating to forfeiture hereof; or

(c) take such other action as shall be available to Seller.

21. (a) 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 REV. ANNIE P. BOLES, 1419 South Kedvale, Chicago, Illinois 60622, the sum of Ten thousand (\$10,000.00) dollars in the following manner, to wit:

(1) One thousand (\$1,000.00) dollars, which was heretofore deposited with Fan Realty as earnest money; plus or minus prorations, by cashier's or certified check, at the time of signing these Articles of Agreement;

(2) The balance of Nine thousand (\$9,000.00) dollars payable as follows:

(a) Two hundred seven and 09/100 (\$207.09) dollars or more, including principal and interest of thirteen and one-half (13-1/2%) percent per annum on the entire principal balance remaining from time to time unpaid, the first day of the month following the date on which possession of the premises is delivered to Purchaser and two hundred seven and 09/100 (\$207.09) dollars or more on the first day of each and every month thereafter, with the final payment in full of the unpaid balance and additional consideration as hereinabove set forth to be made on or before February 1, 1991.

(b) In addition to the foregoing monthly payments of principal and interest herein reserved and on the same dates as are set for payment thereof, Purchaser shall make monthly deposits of an amount equal to approximately 1/12 of the annual real estate taxes levied against the premises and 1/12 of the annual cost of insurance as required herein by Seller. The monthly tax and insurance deposits, together with the initial reserve created herein which shall equal the proration credit to Purchaser for real estate taxes for 1985 and 1986 to date of closing and for prepaid insurance, shall be used and applied by Seller for payment of general taxes commencing with the year 1985 and for payment of insurance premiums as and when the same become due and payable. In the event that Purchaser shall fail to furnish insurance pursuant to the provisions of Paragraph 9 hereof, Seller shall have the privilege and option of purchasing said insurance and of deducting the cost thereof from the reserve held hereunder, or in the event of a deficit in said reserve, Seller shall add the cost of said insurance to the principal balance due hereunder. Purchaser shall cure any deficit in the tax and insurance reserve within 30 days after receipt of written notice of said deficit.

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(c) Purchaser shall have the right to prepay in whole or in part any portion of the principal balance, together with the additional consideration due, at any time. There shall be no penalty for prepayment made by Purchaser and Purchaser shall have the right of prepayment without prior notice thereof.

(d) Purchasers, JEANNETTE DAVIS, CLINTON LEWIS, JR., and WANDA H. LEWIS, and each of them, represent and warrant that the indebtedness evidenced by this Installment Agreement is for a business loan within the meaning of Illinois Revised Statutes, ch. 74, §4(1)(c); that they are purchasing the premises described as a business association or sole proprietorship or copartnership or as a person owning and operating a business as a joint venturer, joint tenant or tenant in common or sole proprietor; that they are using the proceeds of the loan secured by this Installment Agreement to purchase said premises; and that the items to be conveyed to the Purchasers pursuant to such Installment Agreement do not include any household furniture or other goods used for the personal, family or household purposes of any of the undersigned.

22. Seller reserves the right, at any time prior to delivery of deed hereunder, to cause to be placed upon said real estate a new first mortgage or junior mortgages, at Seller's expense, in an amount or aggregate amounts not to exceed the principal sum remaining unpaid under these Articles of Agreement at the time said mortgage or mortgages shall be made; provided, however, that the total monthly payments on the aggregate indebtedness, and the interest thereon shall not exceed the monthly payments required hereunder. In the event that the unpaid principal balance due hereunder shall be reduced to an amount equal to the unpaid principal balance on mortgages secured by the above described real estate, Seller may, in its discretion, cause title to be conveyed to Purchaser by Warranty Deed subject to said encumbrances and to such other objections as are hereinabove set forth, and Purchaser shall indemnify and hold harmless Seller against all liabilities for claims of mortgagee thereof, including any attorneys fees and costs and expenses of litigation, arising out of any default of Purchaser with regard to said mortgages and any instruments they may secure, and said indemnity agreement shall survive the delivery of the deed. Purchaser agrees to subordinate this agreement to the lien of any mortgage or mortgages, trust deed or trust deeds, or Assignment of Rents which Seller or its assignees may cause to be recorded against said real estate in conformity herewith, and to execute such documents as may be required to effectuate such subordination. In addition, Purchaser shall cooperate and furnish such information and execute such documents as shall be requested to effectuate the placing of such mortgage, mortgages, trust deed or trust deeds.

23. In the event that Seller shall fail to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and to deduct such payments made from the existing balance due on these Articles of Agreement, or to deduct such payments made from the monthly payments due hereunder. Seller shall exhibit receipts for payments made to any mortgagee upon reasonable request of Purchaser, such request not to exceed two per year.

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24. The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows: date of delivery of possession. All prorrations are final unless provided otherwise herein, provided, however, that 1985 and 1986 general real estate taxes shall be re-rated upon receipt of the bills therefor. Seller shall pay the amount of any stamp tax imposed by State law or County ordinance on the transfer of the title, by means of proration credit at date of delivery of possession. At the time deed is delivered Seller shall furnish completed Real Estate Transfer Declaration signed by Seller or the Seller's agent and execute documents established by any local ordinance with regard to and as a declaration of a transfer or transaction tax. Such tax required by local ordinances shall be paid by the Purchaser. Seller shall pay the water bill certification fee of \$10.00 payable to the City of Chicago by means of a proration credit at time of delivery of possession if required by the City of Chicago.

25. Anything to the contrary notwithstanding, Purchaser may record this Agreement only in the event that existing laws of the State of Illinois do not permit a restriction against such recording. However, in the event that the Purchaser shall thereby cause the title of the Seller not to be merchantable or assignable, then the Purchaser shall execute such documents as shall permit the Seller to mortgage or encumber, sell, assign, transfer or convey the title to the said premises, subject to the rights of the Purchaser hereunder unless the Purchaser shall be in default of the provisions of these Articles of Agreement for Trustee's Deed and the Seller has forfeited the Purchaser's right to possession. In the event that the Purchaser shall fail, neglect or refuse to execute such documents as the Seller may request to protect the title of the Seller, then the Purchaser does hereby designate Seller as its agent with irrevocable power of attorney to execute such documents in Purchaser's name and to pay all of Seller's costs, fees, expenses and damages in having to take such action as required to remove the encumbrances or cloud upon the title of the Seller.

26. Seller reserves the right at all times to convey, sell, transfer, or dispose of the legal title to said premises and all interests in this Agreement to such person or persons as desired subject to the rights of the Purchaser under these Articles of Agreement, and Purchaser agrees to accept the Deed of Conveyance from any and all subsequent title holders of record. Seller shall give notice of such transfer to Purchaser of said transfer within 30 days after said transfer.

27. In addition to the provisions of paragraph 3 hereof, Purchaser covenants and agrees to keep the said premises and appurtenances thereto in good repair and in a clean, sightly and healthy condition all according to the statutes and ordinances in such cases made and provided, now or hereafter enacted, and the directions of public officers thereunto duly authorized, at the Purchaser's sole expense. Purchaser shall make all necessary repairs and renewals upon said premises, keep landscaping, bushes and trees in proper trim and good condition, replace broken globes, glass and fixtures of every kind with material of the same size and quality as that broken, and, when necessary, will paint the exterior of the window and door sashes and porches, and make any and

CL
by CBQ
his agent

CL
notice of such
30 days after
said
transfer.
w.l.
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all necessary repairs to the roof and exterior walls and to the interior of the premises hereinabove described, if any, at Purchaser's expense. In the event the Purchaser shall fail, neglect or refuse to keep the premises in good repair and in a clean, sightly and healthy condition in accordance with the applicable laws, ordinances, rules and regulations, Seller may, but is not obligated so to do, either:

- A. Upon service of ten (10) days notice in writing, enter upon the said premises with agents, servants or employees as the Seller shall deem best to do all the work required to place the said premises in good repair and in a clean, sightly and healthy condition, and the cost thereof shall constitute such additional purchase price for the said premises; or
- B. Notify the Purchaser to make such repairs and to place said premises in a clean, sightly and healthy condition within twenty (20) days of such notice; and, upon default, Seller may, at its option, declare this Agreement forfeited and determined; or
- C. Take such other actions as Seller shall have the right to do.

28. Purchaser shall comply with all laws, ordinances, rules and regulations applicable to the said premises and shall keep the Seller safe and harmless as to any claims, losses or damages as a result of the Purchaser's failure to comply with the provisions of this section, and to indemnify the Seller as to any fees, costs, fines or damages as may be imposed upon the Seller or incurred by the Seller as a result of the breach of the provisions of this section. This indemnity shall survive the delivery of the deed and shall remain in full force and effect thereafter.

29. Seller shall at delivery of possession furnish a Commitment for Title Insurance showing title in the Seller in the amount of the purchase price as herein set forth subject to the objections to title as herein contained. Seller shall not be required to furnish any other evidence of merchantable title and all subsequent examinations of title shall be at Purchaser's expense. Except for acts of the Seller, the Seller shall not be responsible for any other defects in title after the date of delivery of possession pursuant to these Articles of Agreement.

30. In the event that any installment payment of principal and interest, insurance deposit or real estate tax deposit is not received on or before the 10th day of any calendar month following the date of delivery of possession, then the Purchasers shall pay a late charge of four (4%) percent for each month that said payment is not made, and said late charge shall be payable immediately on the 11th day of each calendar month, and to the extent that it is not paid shall be added to the principal due under the provisions of this Agreement.

31. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as

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of the date provided herein for delivery of possession of the premises. If the amount of the current general taxes is not then ascertainable, the adjustment thereof except for that amount which may accrue by reason of new or additional improvements shall be on the basis of the amount of the most recent ascertainable taxes. The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows: date of delivery of possession. Any proration credit due Purchaser upon the signing of this Agreement for general real estate taxes for 1985 and 1986, and an amount equal to the initial year's insurance premiums, shall be retained by and paid to Seller as the initial tax and insurance reserve pursuant to paragraph 21(b) aforesaid. All prorations are final unless provided otherwise herein.

32. Seller warrants that Seller, its beneficiaries or agents of Seller or its beneficiaries have received no notices from any city, village or other governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been heretofore corrected. Purchaser solely shall be responsible for making all repairs with regard to existing and future building violations, obtaining all certificates of inspection and compliance required by the City of Chicago and/or any other governmental authority, and otherwise complying with any ordinance of the City of Chicago and/or any other governmental authority pertaining to its building code or the transfer of property. Purchaser shall make all repairs necessary to eliminate any violations within 90 days of receipt of notice of said violation.

In addition, Purchaser agrees to indemnify and hold Seller harmless from the cost of any such repairs as hereinabove set forth in this paragraph 32, from the cost of obtaining any such certificate of inspection and certificates of compliance, and from any fines and costs and expenses of litigation incurred by Seller as a result of any legal action taken by the City of Chicago and/or any other governmental authority with respect to any zoning, building, fire or health code violation on said real estate. Seller shall have the same remedies for violation of this paragraph 32 as are hereinabove set forth in paragraph 27.

33. Purchaser has inspected the property and is familiar with its condition and accepts the property in the condition it is at the time of the execution of this Agreement.

34. This Installment Agreement for Warranty Deed (also sometimes referred to herein as Articles of Agreement for Warranty Deed) is executed in pursuance of that certain Real Estate Sale Contract between ANNIE P. BOLES, Seller, and JEANNETTE DAVIS, and CLINTON LEWIS, JR. and WANDA H. LEWIS, his wife, Purchasers, dated September 20, 1985, and supersedes said Contract.

35. Notwithstanding any other provision of this Installment Agreement, Seller shall be entitled to any reduction for general real estate taxes for periods prior to closing.

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36. Waiver. No covenant, restriction, condition, obligation, or provision contained in these Articles of Agreement shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches which may occur.

37. Severability. If any provision of these Articles of Agreement, or any section, sentence, clause, phrase, word, or the application thereof in any circumstances, is held invalid, the validity of the remainder of these Articles of Agreement and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstances shall not be affected thereby and the remainder of these Articles of Agreement shall be construed as if such invalid part were never included therein.

38. Grammar. Whenever necessary in these Articles of Agreement and where the context admits, the singular term and related pronoun shall include the plural, the plural term and the related pronoun shall include the singular; and words imparting particular gender shall include the other gender and the neuter and words imparting the neuter shall include the masculine and feminine gender.

39. Closing shall be held at the office of CHARLES B. BERNSTEIN, 120 West Madison Street, Chicago, Illinois 60602, on Oct. 1, 1986, at 5:00 P.M., at which time Seller shall deliver possession.

40. Subject to the restrictions on transfer as herein set forth in paragraph 6, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective beneficiaries, heirs, personal representatives and assigns.

Seller:

Purchasers:

Rev. Annie P. Boles
REV. ANNIE P. BOLES

Jeannette Davis
JEANNETTE DAVIS

Clinton Lewis, Jr.
CLINTON LEWIS, JR.

Wanda H. Lewis
WANDA H. LEWIS

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that REV. ANNIE P. BOLES, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of October, 1986.

Charles B. Bernstein
Notary Public

(SEAL)

Commission expires March 17, 1987

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEANNETTE DAVIS, and CLINTON LEWIS, JR. and WANDA H. LEWIS, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of October, 1986.

Reynald Turner
Notary Public

(SEAL)

Commission expires Dec 31, 1988

Prepared by + return to:
Charles B. Bernstein
120 W. Madison St.
Chicago, IL 60602
PIN 17-07-430-003^{H.T.O.} On
Street address:
1653 W. Washington
Chicago, IL

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STATE OF ILLINOIS
COUNTY OF COOK