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CAUTION: This is a legal document. It is subject to the provisions of the Illinois Real Estate Act, Chapter 120, Sections 1-10 and 1-11.

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AGREEMENT, made this 5th day of September, 1987, between  
CHIEN LIN, Seller, and

EMIGDIO FARFAN-JUAZ and JOSEFINA FARFAN, 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:

See attached legal description incorporated into and made part of this Installment Agreement,

87520540 RECORDING  
11/07/87 FROM 6284 09/22/87 15.12.00  
# 432 4 vs # 33-520540  
COOK COUNTY RECORDS

and Seller further agrees to furnish to Purchaser on or before closing, 1987, 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 Attorney Title Guaranty Fund, Inc., (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 per Sellers instructions

the price of Forty-Five Thousand (\$45,000.00) Dollars in the manner following, to-wit:

See attached rider incorporated into and made part of this Installment Agreement

with interest at the rate of 10 per cent per annum payable on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on at closing (Purchasers are currently renting said property) 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 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. After payoff of Seller's mortgage, buyer to pay taxes

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 8 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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STATE OF ILLINOIS  
COUNTY OF COOK  
IN SENATE  
January 14, 1902  
REPORT  
OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 11, 1899, AND AMENDED MARCH 11, 1901  
AND A RESOLUTION PASSED BY THE SENATE  
MAY 11, 1899, AND AMENDED MARCH 11, 1901  
AND A RESOLUTION PASSED BY THE SENATE  
MAY 11, 1899, AND AMENDED MARCH 11, 1901

Property of Cook County Clerk's Office

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OBSCURE

REPRODUCED UNDER NO BY  
STATE OF ILLINOIS  
AND COUNTY OF COOK

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## PARCEL 1:

The North 23.70 feet of Block 'D' (as measured on the East and West lines thereof) in Superior Homes in Des Plaines, being a Subdivision of part of the Northeast quarter of Section 29, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

## ALSO PARCEL 2:

Parking Lot 59 in Block 'M' (parking lot including the easement area adjacent indicated by cross hatching on the plat of Subdivision and bounded by the nearest of the larger dashed or broken lines) in Superior Homes in Des Plaines being a Subdivision of the Northeast quarter of Section 29, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

## ALSO PARCEL 3:

Easements for the benefit of Parcels 1 and 2 as set forth in Declaration dated April 24, 1959, and recorded April 28, 1959 as Document No. 17521591 made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 7, 1958 and known as Trust No. 40300, and as created by Deed from Federal Savings and Loan Insurance Corporation to Palatine National Bank, as Trustee under Trust No. 739 dated May 2, 1973 and recorded June 15, 1973 as Document No. 22362810 for ingress and egress, all in Cook County, Illinois.

✓ Property Address: 1877 Pine Street  
Des Plaines, Illinois 60018

✓ Permanent Index Nos. 09 29 220 074

AGO 09 29 220 122

PARCEL-1

PARCEL-2

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RIDER TO INSTALLMENT AGREEMENT FOR WARRANTY DEED BETWEEN CHIEN LIN, SELLER, AND EMIGDIO FARFAN-JUAEZ AND JOSEFINA FARFAN, PURCHASERS

Buyer agrees to pay Seller \$20,000.00 at the initial closing as a down payment and \$25,000.00 with interest at the rate of 10% per annum payable in monthly installments of \$415.03, which are due and payable on the first of each month until fully paid. This figure represents the amount of \$25,000.00 amortized over 7 years. The balance not paid by the end of 7 years from the date of this agreement shall be fully due and payable at the end of said 7 years. Buyers shall also pay 1/12 of the real estate taxes to Sellers each month and agree to pay any increases in the real estate taxes based on the actual bill. Buyers shall also pay for insurance to cover the property in the purchase price.

Buyers shall have the right to prepay all or any part of the balance due at any time without penalty.

This agreement shall not be deemed to be in forfeiture unless Buyers are 30 days in default of any payment or covenant under this agreement.

DATED: 9-5, 1987

Chien Lin  
CHIEN LIN

Emigdio Farfan Juarez  
EMIGDIO FARFAN-JUAEZ

Josefina Farfan  
JOSEFINA FARFAN

*Seller's right to effect encumbrances or mortgage against this property is limited to first 4 1/2 years of this agreement, is limited to balance currently due under the balance of the articles herein, and must be paid 30 months prior to the final payment of articles due herein. Chien Lin*

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