GEORGE E COLE LEGAL FORMS

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material and the second of the	. , Seller, and
	. Purchaser:
irchaser's covenants bereunder ped cified, the premises situated in	, Seller hereby recordable
	September 19

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

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M. 626 West R. B. F. F. P. O. F. COUNTY RECORDS IN	240

closing and Soller further agrees to furnish to Purchaser on or before , 19 , at Seller's expense. the following evidence of citle 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. A.a. Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and intil such designation at the office of the per Sellers of the instructions

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

See attached rider incorporate I into and made part of this Installment Agreement

with interest at the rate of 10 per cent per annum pay ble on the whole sum remaining from time to time unpaid. it closing (Purchasers are currently Possession of the premises shall be delivered to Purchaser on a

renting said property) , provided that Pyrchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be a diested pro rata as of the date provided herein for delivery of possession of the premises. Cleneral taxes for the year 19 86 are to be provided 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 interpretation of the present taxes and all taxes, special assessments and special taxes levied after the interpretation of the present taxes are taxes and all taxes, special assessments bereforce levied falling due after date hereof; (c) the rights of all persons claiming by, through or under turchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) by claims, building fine and use or accurately restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (t) roads, highways, extracts and allows if any. 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 montgage, Suyer to pay taxes

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither safer 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, or all or written, shall be made by Purchaser for repairs or improvements upon the piemises, unless it shall contain such express waiver or release of hen 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 atoresaid 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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- - 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 entorcing 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 torteiture, or any other right herein given.

16. Purchaser by reby 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 von 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 judgment; Furchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such said 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 pronounce associated therewith, although expressed in the singular, shall be read and construed as interest.

THE All parties will demand by registered must to Seller at or to

Purchaser at 1877 Pine Street, Des Plaines, IL 60018 , or to the last known address of either party, shall be sufficient service ther of Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

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. Seller warrants to Purchaser that no notice from ray 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 his contract.

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 a callidating or affecting the remainder of such provision or the remaining provisions of this agreement.

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

Scaled and Delivered in the presence of

X

(SEAL)

X

English far frame (SEAL)

67520540

EORGE E. COLE

	Agreement	smms	ACCEIVED BY							}																
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Poperty of Coot County Clerk's Office

PARCEL 1:

The North 23.70 feet of Block 'D' (as measured on the East and Wost 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 adjourn 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 Plaint 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:

..asements 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 Documen No. 22362810 for ingress and egress, all i Cook County, Illinois.

Property Address: 1877 Pine Street

Des Plaines, Illinois 60018

Permanent Index Nos. 09 29 220 074: PARCEL-3

AGO 09 29 220 122 PARCEL-3

67520540

Property of Cook County Clerks Office

ODEUSING

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:	4-7	, 1987	'S
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CHIEN LIN		EMIGDIO FARF	AN-JUAEZ
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Seller Right to effect encompromes or montgogs agained this property is limited to first 4 1/2 years of this agreement, is limited to belonce currently the under the bolonce of the articles herein, and must be paid the bolonce of the articles herein, and must be paid the 30 months prior to the final payment of articles due herein. The

RETURN TO:

Marshall Peters #250

Marshall Cook Rd #250

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