

This form has been approved by the Real Estate Law Committee of the DuPage County Bar Association. For Buyer's Use Only.  
ARTICLES OF AGREEMENT FOR DEED

71-88-88-11  
626-402-020

1. BUYER, ALLYSON LOPEZ Address 3517 West 26th Street  
Chicago, Cook County, State of Illinois, agrees to purchase, and SELLER, MARTIN COHEN and  
LYLE S. COHEN, as joint tenants Address 1801 S. Cicero Avenue, Cicero,  
Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of TWENTY SEVEN THOUSAND FIVE  
HUNDRED Dollars (\$ 27,500.00) the PROPERTY commonly known as 2659 South St. Louis Avenue,  
Chicago, Illinois and legally described as follows:

Lots 26 and 27 in Subdivision Block 2 in the Subdivision of Block 3 in the Subdivision of the South East Quarter (1/4) and the East Half (1/2) of the South West Quarter (1/4) of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

(hereinafter referred to as "the premises")

with approximate lot dimensions of \_\_\_\_\_, together with all improvements and fixtures, if any, including, but not limited to, ~~all central heating, plumbing and electrical systems and equipment; the hot water heater, central cooling, humidifying and filtering equipment, fixed carpeting, built-in kitchen appliances, equipment and cabinets; water softener (except rental units), existing storm and screen windows and doors, attached porches, patios, fireplace screen, roof or attic T.V. antenna, all planted vegetation, garage door openers and car lifts; and the following items of personal property.~~

Buyer agrees to remove all debris from premises at her own expense.

2659 S. St. Louis Ave., Chicago  
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All of the foregoing items, shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

2. THE DEED:

a. If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee, by a recordable, stamped general WARRANTY deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after this contract date; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drains, pipe or other conduit; (g) If the property is other than a detached, single-family home: party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easement established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; Installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium.

b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at 1801 South Cicero Avenue, Cicero, Illinois 60650 or to such other person or at to another place as Seller may from time to time designate in writing, the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at the rate of Nine and Three-Fourths percent (9 3/4%) per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ \_\_\_\_\_  
(Indicate check and/or note and due date) (and will pay within \_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_) as earnest money to be applied on the purchase price. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties concerned;

(b) At the time of the initial closing, the additional sum of \$ 5,000.00 plus or minus prorations, if any, as is hereinafter provided;

(c) The balance of the purchase price, to wit: \$ 22,500.00 to be paid in equal Monthly installments of \$ 232.57 each, commencing on the 1st day of November, 1987, and on the 1st day of each month thereafter, until the purchase price is paid in full ("installment payments");

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid shall be due on the 1st day of November, 1989;

(e) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued following on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which subsequent to the date of this Agreement may become a lien on the premises; third, and to pay insurance premiums falling due after the date of this Agreement; and fourth, to reduce said unpaid principal balance of the purchase price;

(f) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

4. CLOSINGS: The "initial closing" shall occur on August 18th, 1987, (or on the date, if any, to which said date is extended by reason of subparagraph 8 (b) at 5744 W. Cermak Rd., Cicero, Il., 60650) "final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been performed.

5. POSSESSION: Possession shall be granted to Buyer at 12:01 A.M. on Initial Date XX/XX, provided that the full down payment minus net prorations due in favor of Buyer, if any, has been paid to Seller in cash or by cashier's or certified check on the initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

6. PRIOR MORTGAGES:

(a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall in any way accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment, if any, given to Buyer under this Agreement.

(b) Seller shall from time to time, but not less frequently than once each year and anytime Buyer has reason to believe a default may exist, exhibit to Buyer receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a Licensed Surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines. (In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.)

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38. PURCHASER HAS INSPECTED THE IMPROVEMENTS EXISTING UPON THE NEARLY ADJACENTLY DESCRIBED ABOVE

9876543210

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK  
Notary Public, State of Illinois  
My Commission Expires 12/19/89  
Richard J. Kucera  
Notary Public

Given under my hand and official seal, this 21 day of JULY 1987

STATE OF ILLINOIS  
COUNTY OF COOK  
Commission Expires  
Official Seal  
Notary Public

STATE OF ILLINOIS  
COUNTY OF COOK  
87539486

STATE OF ILLINOIS  
COUNTY OF COOK  
MARTIN COHEN and  
LYLE S. COHEN  
personally known to me to be the same persons whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

IN WITNESS OF, the parties hereto have hereunto set their hands and seals this 29 day of JULY 1987

17. REAL ESTATE BROKER, Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than the greatest money, if any, shall be refunded to the Buyer.  
August 18th, 1987  
36. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before August 18th, 1987; otherwise at the Buyer's option this Agreement shall become null and void and the greatest money, if any, shall be refunded to the Buyer.  
37. REAL ESTATE BROKER, Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than the greatest money, if any, shall be refunded to the Buyer.  
38. PURCHASER HAS INSPECTED THE IMPROVEMENTS EXISTING UPON THE NEARLY ADJACENTLY DESCRIBED ABOVE

AL  
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Mail to: BOX 333-CC  
W  
RD. T. KUCERA  
5744 W. CREAM ST  
CHICAGO, ILL. 60648

87539146

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AND AGREES TO PURCHASE THE PROPERTY "AS IS" AND "WITH ALL FAULTS" FURTHER PURCHASER ACKNOWLEDGES THAT NO REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE REAL ESTATE HAVE BEEN MADE TO PURCHASER BY THE SELLERS AND THAT THERE IS NO AGREEMENT OR PROMISE TO DECORATE, ALTER, REPAIR OR IMPROVE THE PROPERTY TO BE SOLD. ALL WARRANTIES CONCERNING THE PHYSICAL AND MECHANICAL CONDITION OF THE REAL ESTATE, INCLUDING IMPLIED WARRANTIES, ARE EXCLUDED. THIS DISCLAIMER DOES NOT APPLY TO THE CONDITION OF TITLE.

39. ANY AND ALL REPAIRS MADE TO THE PREMISES SHALL BE DONE AT THE SOLE EXPENSE OF THE PURCHASER.

MD AL