

# UNOFFICIAL COPY

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ARTICLES OF AGREEMENT  
FOR QUIT CLAIM DEED 7 5 7 6 3 8 1

Made this 1st day of October, 1985, between CLARA H. MERCHANT, Seller,  
and the TROJAN VAN CLUB, INC., Purchaser;

WITNESSETH, That if the Purchaser shall first make the payments and perform  
the covenants hereinafter mentioned on the Purchaser's part to be made and per-  
formed, the Seller hereby covenants and agrees to convey to the Purchaser, by  
a good and sufficient quit claim deed, the following described real estate in the  
County of Cook and State of Illinois, to wit:

That part of Lot 12 lying South of Line drawn from a point  
on the East Line of said Lot 12 a distance of 46.98 feet North  
of the South East Corner thereof to a point on the West Line  
of said Lot 12, a distance of 47.28 feet North of the South  
West Corner thereof in Block 9 in Brainerd's subdivision  
of Burnham's subdivision (Except Blocks 1 and 8 thereof)  
of the West 1/2 of the North West 1/4 of Section 5, Town-  
ship 37 North, Range 14 East of the Third Principal Meri-  
dian, in Cook County, Illinois.

Commonly known as 8960 South Loomis Avenue;  
Chicago, Illinois 60620

25-05-119-027

The Purchaser hereby covenants and agrees to pay to the Seller the sum of Thirty-  
Thousand Dollars (\$30,000.00) in the manner following:

Purchaser has paid Six Hundred Dollars (\$600.00) as  
earnest money. Purchaser shall pay Three Thousand and Four Hundred  
Dollars (\$3,400.00) upon the execution of this agreement.  
The balance of Twenty-Six Thousand Zero Hundred Dollars  
(\$26,000.00) shall be paid at the rate of Ten per cent  
(10%) interest per annum, beginning October 1, 1985,  
in monthly installments of Five Hundred Fifty Two  
Dollars and 43 Cents (\$552.43) for a period of sixty (60)  
months, until paid.

The parties hereto understand and agree that Purchaser shall be responsible for the  
following: (A) All maintenance and general upkeep performed upon said real estate;  
(B) The payment of all assessed and future assessments of taxes; (C) The mainte-  
nance of hazard and/or liability insurance coverage upon the premises; and (D) The  
provision of all utilities and water service for said premises.

It is further expressly agreed between the parties that this agreement is exclusively  
for the conveyance of the said real property; that the personal property contained within  
said realty, and consisting of tables and chairs shall be provided for separately between  
the parties.

In case of the failure of the Purchaser to make any of the payments, or any part thereof,  
or perform any of the covenants on the Purchaser's part hereby made and entered into,  
this agreement shall, at the option of the Seller, be forfeited and determined, and all  
sums theretofore received shall be retained by the Seller in full satisfaction and in  
liquidation of all damages by the Seller sustained, and the Seller shall have the right  
to re-enter and take possession of the premises aforesaid.

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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals  
the day and year first above written.

Clara H. Merchant  
CLARA H. MERCHANT, Seller

TROJAN VAN CLUB, INC., Purchaser

SEALED AND DELIVERED IN PRESENCE  
OF:

By: Clarence Davis  
CLARENCE DAVIS, President

L. Weaver

Gerald Jackson  
GERALD JACKSON, VICE-PRESIDENT

10-8-85

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Property of Cook County Clerk's Office

Josann Vanners  
8960 S. Leomin  
Chicago, IL 60620

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DEPT-91 RECORDING \$12.25  
#2222 TRNN 0063 10/26/87 13:42:00  
#3703 # 13 \* 87-576881  
COOK COUNTY RECORDER

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*[Faint signature]*