



UNOFFICIAL COPY Real Estate Sale Contract

CHICAGO TITLE AND TRUST COMPANY - ILLINOIS FORM B*

87611685

1. CHICAGO TAG & LABEL, INC. (Purchaser)
agrees to purchase at a price of \$ 50,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

Lots 23 and 24 in Block 2 in Frazer's Subdivision of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian

commonly known as 3059 W. Harrison St., Chicago, Ill, and with approximate lot dimensions of 50 x 125, together with the following property presently located thereon:

NONE
P.L.# 16-13-301-001 and 1024
16-13-301-002-1023

2. THOMAS FLYNT (Seller)
agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable warranty deed, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (as listed in Schedule A attached); (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 1986 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) _____; and to

3. Purchaser has paid \$ 1,000.00 as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: ~~strike language and subpart~~ RECORDING \$127.25

(a) The payment of \$ 49,000.00 T#1111 TRAN 5476 11/13/87 09:39:00
#2769 # A * 87-611685
COOK COUNTY RECORDER

~~(b) The payment of \$ _____ and the balance payable as follows: _____~~

to be evidenced by the note of the purchaser (grantee), providing for full prepayment privileges without penalty, which shall be secured by a part-purchase money mortgage (trust deed) the latter instrument and the note to be in the form hereto attached as Schedule B, or, in the absence of this attachment, the forms prepared by _____ and identified as Not _____, and by a security agreement (as to which Purchaser will execute or cause to be executed such financing statements as may be required under the Uniform Commercial Code in order to make the lien created thereunder effective) and an assignment of rents, said security agreement and assignment of rents to be in the forms appended hereto as Schedules C and D. Purchaser shall furnish to Seller an American Land Title Association loan policy insuring the mortgage (trust deed) issued by the Chicago Title Insurance Company.

(*If a Schedule B is not attached and the blanks are not filled in, the note shall be secured by a trust deed, and the note and trust deed shall be in the forms used by the Chicago Title and Trust Company.)

(c) The acceptance of the title to the real estate by Purchaser subject to a mortgage or trust deed of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ _____ bearing interest at the rate of _____ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

4. Seller, at his own expense, agrees to furnish Purchaser a current plat of survey of the above real estate made and so certified by the surveyor as having been made, in compliance with the Illinois Land Survey Standards.

_____ier by mutual agreement

5. The time of closing shall be on 4-13-87 or early or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Buyer's attorney or of the mortgage lender, if any, provided title is shown to be good or is accepted by the purchaser.

6. Seller agrees to pay a broker's commission to NONE in the amount set forth in the broker's listing contract or as follows: NONE

7. The earnest money shall be held by Seller's attorney, or Seller at option of Purchaser, for the mutual benefit of the parties.

8. Seller warrants that Seller, its beneficiaries or agents of Seller or of 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.

9. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 2 days from the date hereof, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated March, 1987

Purchaser CHICAGO TAG & LABEL, INC.
By J. Paul Valentini (Address) 3049 W. Harrison St., Chgo, Ill. 60612
President

Purchaser _____ (Address) _____

Seller Thomas Flynt (Address) 3059 W. Harrison
Thomas Flynt

Seller _____ (Address) _____

*Form normally used for sale of property improved with multi-family structures of four or more units or of commercial or industrial properties.

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