

UNOFFICIAL COPY



Date at 1981 October 7 5 87676201 1981  
To HUNTER'S REALTY INC

IN CONSIDERATION of your efforts to secure a buyer for the real estate herein described (and advertising it for sale), we hereby appoint you our exclusive agent for the sale of said real estate for a period of time beginning this date and that exclusive right shall continue in effect until the expiration of ONE YEAR. However, I, the owner, may cancel this cooperative selling contract any time after 19 JAN 1988 upon a THIRTY DAY ADVANCE WRITTEN NOTICE. You, the broker, may cancel this contract any time upon THIRTY DAYS ADVANCE WRITTEN NOTICE, and we agree to pay you a commission in the amount of 6 % of the total sales price set forth below, if you procure a buyer ready, willing and able to buy the property on the terms herein provided, or if the property is sold within said time by you, ourselves or any other broker, or sold after termination of this agreement to a purchaser or anyone in behalf of a purchaser to whom it was submitted, said commission payable at time of closing or IF WE DEFAULT UNDER THE TERMS OF THIS AGREEMENT OR IF WE DEFAULT UNDER THE TERMS OF A REAL ESTATE SALES CONTRACT DRAWN SUBSEQUENT TO THIS AGREEMENT, SAID COMMISSION SHALL BE PAYABLE ON DEMAND BY BROKER OR IF EARNEST MONEY IS FORFEITED, IT SHALL BE APPLIED 1st TO PAYMENT OF EXPENSES INCURRED FOR SELLER BY BROKER, and 2nd TO PAYMENT OF SAID COMMISSION. BALANCE TO BE PAID TO SELLER. No amendment or alteration in the terms of this agreement with respect to the amount of commission or with respect to the time of payment of commission, as set forth above, shall be valid or binding unless made in writing in a separate agreement and signed by the parties hereto. A Real Estate Sales Contract written subsequent to this agreement may state that the commission is to be paid in accordance with this agreement or the terms of a separate written agreement.

LOCATION 4304 W 18TH ST W, CHICAGO, ILL.

Lot 38 in Block 3 in Joseph B. Ford and Company's West 16th Subdivision of Lot 3 (except the North 33 feet thereof) in Executer's subdivision of Lot 3 in Partition of the South-east 1/4 of Section 22, Township 39 North, Range 13 (also known as partition of the Southeast 1/4 etc) lying East of the 3rd Principal Meridian in Cook County, Illinois.

ADDRESS: 4304 W. 18TH STREET, CHICAGO, IL

P. I. N. 16-22-402-034 87676201

... (where not applicable) ... accept a Purchase Money Mortgage and Note, or execute Articles of Agreement for Warranty Deed in the amount of \$ \_\_\_\_\_ to be amortized over a period of \_\_\_\_\_ months, with equal monthly payments including principal and interest, with interest at \_\_\_\_\_ % on the balance of principal remaining from time to time unpaid. (Note: purchase money mortgages or Articles of Agreement for Warranty Deed to be prepared by Sellers attorney and approved by Buyers attorney. In the event the parties cannot agree on the form of said instrument, owner's attorney shall prepare a note and trust deed on the appropriate Chicago Title & Trust Company printed legal form, or Articles of Agreement for warranty Deed, Installment Contract on the George E. Cole & Co. printed legal form.)

We agree to furnish a Title Insurance Policy or commitment for title insurance of a Title Company in the amount of the purchase price, or Duplicate Certificate of Title issued by the Registrar of Titles of Cook County showing good title, prorate the usual items of income and expense and furnish a survey by a licensed surveyor prior to closing showing the location of the buildings thereon to be within the lot lines and showing no encroachments of buildings from adjoining properties.

If property is sold subject to an F.H.A. or V.A. loan, to pay in connection therewith a discount to the lending institution at the then prevailing rate.

We agree to pay the cost of advertising not to exceed 1/2 of 1% of the sale price.

GIVE POSSESSION IMMEDIATE

It is illegal for either the owner or the broker to refuse to display or to sell to any person because of their race, color, religion, national origin, sex or physical disability.

ARBITRATION OF DISPUTES: Any controversy or claim arising out of or relating to this contract, or breach thereof, at the option of either party to this contract, shall be settled by arbitration in accordance with the rules of the American Arbitration Association and judgment upon the award rendered by the Arbitrator may be entered in any court having jurisdiction thereof.

You agree to list this property with the MULTIPLE LISTING SERVICE of the Northwest Real Estate Board on a cooperative basis with no additional commission.

PERSONAL PROPERTY INCLUDED IN SALE PRICE \_\_\_\_\_

You are hereby authorized to place your For Sale Sign on the property, if permitted by local ordinance.

ACCEPTED: HUNTER'S REALTY INC  
By Raymond Hunter

SELLERS: PHYLLIS M. JENNIE  
Phyllis M. Jennie SEAL  
SEAL

This instrument prepared by:  
Oatis Hunter  
5938 West North Avenue  
Chicago, Illinois 60639

Phone 522-7625  
W-727-6623

87676201

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*Handwritten notes and signatures at the top of the page.*

DEPT-01 RECORDING \$13.25  
#2222 TRAN 7182 12/28/87 13:12:00  
#215 H B \*-87-676201  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

87676201



EX-10887878

10887878

*Handwritten signature and notes at the bottom left.*

*Handwritten signature and notes at the bottom right.*

W-101-1038  
12-28-87

MAIL TO:  
CATIS HUNTER  
5938 West North Avenue  
Chicago, Illinois 60639

Chicago, Illinois 60639



Dated at 1987 OCT 22 1987  
1987 87676201  
1987 10/20/87  
To: Hunter's Realty Inc

IN CONSIDERATION of your efforts to secure a buyer for the real estate herein described (and advertising it for sale), we hereby appoint you our exclusive agent for the sale of said real estate for a period of time beginning this date and that exclusive right shall continue in effect until the expiration of ONE YEAR. However, if the owner, may cancel this cooperative selling contract any time after 1987 upon a THIRTY DAY ADVANCE WRITTEN NOTICE. You, the broker, may cancel this contract any time upon THIRTY DAYS ADVANCE WRITTEN NOTICE, and we agree to pay you a commission in the amount of 6 % of the total sales price set forth below, if you procure a buyer ready, willing and able to buy the property on the terms herein provided, or if the property is sold within said time by you, ourselves or any other broker, or sold after termination of this agreement to a purchaser or anyone in behalf of a purchaser to whom it was submitted, said commission payable at time of closing or if we default under the terms of this agreement or if we default under the terms of a real

SALES PRICE 55,000  
LESS COMMISSIONS TO BE DEDUCTED  
NET PROCEEDS 25,125 (Taxes \$ 600)

We warrant, there are no unpaid special assessments and none confirmed relative to this property except as stated herein, and that we have authority to execute this Agreement.  
TERMS - (Delete that which is not applicable) 1. Cash to seller on closing. 2. Accept a Purchase Money Mortgage and Note, or execute Articles of Agreement for Warranty Deed, in the amount of \$ \_\_\_\_\_ to be amortized over a period of \_\_\_\_\_ months, with equal monthly payments, including principal and interest, with interest at \_\_\_\_\_ % on the balance of principal remaining from time to time unpaid. (Notes, purchase money mortgages or Articles of Agreement for Warranty Deed to be prepared by Sellers attorney and approved by Buyers attorney. In the event the parties cannot agree on the form of said instrument, owners attorney shall prepare a note and trust deed on the appropriate Chicago Title & Trust Company printed legal form, or Articles of Agreement for Warranty Deed, Installation Contract on the George E. Cole & Co. printed legal form.)  
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If property is sold subject to an F.I.A. or V.A. loan, to pay in connection therewith a discount to the lending institution at the then prevailing rate.  
We agree to pay the cost of advertising not to exceed \_\_\_\_\_ % of the sale price.  
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PERSONAL PROPERTY INCLUDED IN SALE PRICE \_\_\_\_\_

You are hereby authorized to place your For Sale Sign on the property, if permitted by local ordinance.  
ACCEPTED: Hunter's Realty Inc  
By: Raymond Turner  
SEAL: \_\_\_\_\_  
SEAL: \_\_\_\_\_  
This instrument prepared by: \_\_\_\_\_  
Oatts Hunter  
5938 West North Avenue  
Chicago, Illinois 60635  
Phone: 522-7625  
87676201

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MAIL TO:  
OATIS HUMMER  
5938 West North Avenue  
Chicago, Illinois 60639

67676201

10838358



Property of Cook County Clerk's Office

87676201

DEPT-01 RECORDING \$13.25  
#1215 # B \* 87-676201  
COOK COUNTY RECORDER



Handwritten signatures and notes at the bottom of the page.