



UNOFFICIAL COPY
NORTHWEST SUBURBAN BOARD OF REALTORS[®] INC.
REAL ESTATE CONTRACT

REALTOR[®]

TO: BETTY MELIND

87042812
("SELLER") DATE: Sept. 1, 1986

1. OFFER TO PURCHASE: I/we Ken Coleman / Coleman Mortgage and Capital, Ltd. ("Purchaser") do offer to purchase the property commonly known as 9696 Reding Circle

(Purchaser's address)

City

State

Zip

offer to purchase the property commonly known as

Street

Des Plaines

Cook

Illinois

City

County

State

lot of approximately per survey (the parties reserve the right to attach the legal description at a later date), together with improvements thereon including ventilating and central air conditioning equipment if on premises, heating, lighting and plumbing fixtures, cabinets, planted vegetation.

2. PERSONAL PROPERTY: The following is the personal property which is now located on the premises and for which a Bill of Sale is to be given at the closing. STRIKE INAPPLICABLE ITEM(S). screens, storm windows and doors as exist, drapery rods, curtain rods, attached TV antenna, water softener, garage door receiver (opener) and transmitter(s).

To Include: All tacked down carpeting and all window treatments; built-in microwave & toaster; Ronson mixing center; 4 refrigerators; Jenn-air stove and double grills; trash compactor in garage; Culligan water softener; 2 central air conditioners; microwave in lower kitchen and stove, and all items per listing sheet #30728.

(P.M.)
K.D.C.

3. TIME FOR ACCEPTANCE: This offer shall be null and void if not accepted by Seller upon presentation and in such event, all earnest money deposited shall immediately be returned to Purchaser.

4. PURCHASE PRICE: The purchase price is \$ 431,000.

5. EARNEST MONEY: Purchaser has paid earnest money in the amount of \$ 20,000

The initial \$ 1,000.00 by cash or check and \$ 19,900.00 in earnest money to be deposited in escrow beginning Oct. 1, 1986, pd. to purchaser at closing.

Earnest money and this contract shall be held by REALTOR[®], as Escrowee, for the benefit of the parties herein. If Purchaser defaults, earnest money shall be forfeited. At Seller's option, such forfeiture may be in full settlement of all damages. If Seller defaults, earnest money, at the option of the Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract, nor from the obligation to pay a REALTOR[®] commission. If a dispute arises between the Seller and the Purchaser as to whether a default has occurred, REALTOR[®] shall hold the earnest money and pay it out as agreed in writing by Seller and Purchaser. In the event that agreement cannot be reached, Seller and Purchaser within thirty (30) days after written notice to REALTOR[®] that such a dispute has arisen, the parties hereto agree that the REALTOR[®] may deposit the funds with the Clerk of the Circuit Court and the parties hereto agree to indemnify and hold the REALTOR[®] harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses arising out of such claims and demands. Said amounts to be borne equally by both Seller and Purchaser.

6. PAYMENT OF THE PURCHASE PRICE: The payment of the purchase price, subject to applicable prorations, including earnest money, shall be paid as follows (strike subparagraphs not applicable):

(a) All in cash, cashier's check or certified check

approximately \$ bearing interest at the rate of % a year, and the payment of a sum in the form of cash, cashier's check or certified check between the amount due on the indebtedness at the time of closing and the balance of the purchase price. The parties agree to sign mortgage assumption documents as required by the legal holder of the note, with the assumption expense to be paid by the Purchaser.

(b) The acceptance of the title to the real estate subject to a mortgage on the date of record securing an unpaid indebtedness which Purchaser agrees to pay, aggregating approximately \$ bearing interest at the rate of % a year, and the payment of a sum in the form of cash, cashier's check or certified check, which represents the difference between the amount due on the indebtedness at the time of closing and the purchase price. The Purchaser agrees to sign a document in a form satisfactory to the Seller, which indemnifies Seller from any liability with respect to the said mortgage or trust deed which may result from any act of Purchaser.

(c) If the FHA mortgage insurance premium has been prepaid on the existing mortgage in (b) or (c) above, then the Seller shall receive from Purchaser a prorated credit for prepaid

7. MORTGAGE COMMITMENT: (Strike paragraph if inapplicable) This Contract is subject to the condition that Seller is able to procure by

a firm commitment for a

type loan to be secured by a mortgage or trust deed on the real estate in the amount of \$

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or such lesser sum as Purchaser accepts, with interest not to exceed

% a year plus private mortgage insurance, if any, to be amortized over

years, the service

charge for such loan not to exceed %, if after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notified Seller in writing thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser, provided that if Seller or REALTOR[®], at Seller's option within thirty (30) days of owing Purchaser a firm commitment for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, the Contract shall remain in full force and effect, to such extent. Purchaser shall furnish to Seller all requested credit and other requested information and shall sign customary papers relating to the mortgage application and the recording of a mortgage commitment and such other documents that may be necessary to allow Seller to proceed.

If Seller is not so notified by Purchaser, Purchaser shall be deemed to have accepted the commitment and the Contract shall remain in full force and effect, notwithstanding the failure of Seller to obtain a mortgage commitment.

8. TIME AND PLACE OF CLOSING: (a) closing or escrow pay off, shall be on December 1, 1986 at such time as mutually agreed to in writing provided title has been shown good and merchantable or accepted by Purchaser, by conveyance by stamped recordable warranty deed with release of buyer and homestead rights (or other appropriate deed if title is in trust or in an estate) and payment of the purchase price, including earnest money, and delivery of purchase money mortgage, if any.

(b) This sale shall be closed at the office of the Purchaser's mortgagee, or if none, at the office of the Seller's attorney, or if no attorney, at the office of the REALTOR[®], unless some other place shall be mutually agreed upon.

9. TITLE: Title, when cleared, shall be good and merchantable, subject only to (strike inapplicable provisions): General taxes for 19 86 and subsequent years, easements for roads, alleys, driveways, building sites and building and other restrictions of record, spring and flooding laws and ordinances, public utility easements, public roads and highways, easements for private roads, private easements, covenants and restrictions of record as to use and occupancy, partnership and agency agreements, mortgage or trust deed as described herein.

10. PRORATIONS: Real estate taxes based on the most recent ascertainable real estate taxes, (if the current real estate taxes are based on the fact that the Seller qualifies for a Homestead exemption, Seller agrees that he has or shall have executed all documents prior to or at the closing necessary to preserve said exemption) rents, utility bills, taxes, fuel, propane service contracts, accrued interest on mortgage indebtedness and other proratable items shall be prorated to the date of possession.

(b) Seller represents that as of the date of acceptance hereof the monthly assessment relating to the property are

11. POSSESSION: Possession shall be delivered not later than December 1, 1986, provided the sale has been closed. For purposes of this Contract, possession shall be deemed to have been delivered when Seller has vacated the premises and delivers the keys to the premises or to the office of the listing REALTOR[®]. In the event possession is not delivered at closing,

(a) Seller agrees to pay at the rate of \$ 3.00 per day to the Purchaser for the use and occupancy from the date of closing to the possession date specified in this contract.

(b) Seller shall deposit in escrow with the listing REALTOR[®], at closing, the sum of 2% of the sale price to guarantee that possession of the property shall be delivered to Purchaser on or before the date specified in this Contract. If possession is so delivered, the escrow fund shall be paid to the Seller. If possession is not so delivered, the listing REALTOR[®] shall pay to the Purchaser from the escrow funds the sum of 1/15th of the deposit per day for each day possession is withheld from Purchaser after such specified date, and shall pay the balance of the escrow fund, if any, to the Seller.

12. BROKERAGE FEE: Seller shall pay a brokerage fee as agreed in the listing agreement to

Baird and Warner, Inc.

REALTOR[®]

13. RIDERS AND GENERAL CONDITIONS: This Contract is subject to the General Conditions on the back page hereof and NORTHWEST SUBURBAN BOARD OF REALTORS and NORTHWEST SUBURBAN BAR ASSOCIATION approved Rider numbers 1.30 attached hereto, which Riders and General Conditions are made a part of this Contract.

SIGNIFICANCE OF OFFER AND ACCEPTANCE BY PARTIES

WE UNDERSTAND THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANCE OF THE SELLER AND THE SIGNATURES OF BOTH PARTIES SHALL CONSTITUTE A LEGALLY BINDING CONTRACT AND ALL PARTIES AGREE TO PERFORM THE TERMS AND CONDITIONS THEREOF.

77 W. Washington St.
Purchase's Mailing Address (Please Print)
Street
City 60602
State Zip
Seller
Signature: Kenneth L. Colman

Date of Acceptance Sept. 18, 1986
Elizabeth J. Melind
Seller's Mailing Address (Please Print)
Street Des Plaines
City 60016
State Zip

Seller

Purchaser

87042812
Office

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OFFICIAL GENERAL CONVENTION

14. INDEMNIFICATION Seller shall, at his expense, defend a cause to be commenced by Purchaser in Florida or elsewhere, and pay all expenses arising out of the time of closing as evidence of title in Seller to Grandin, one of the buildings.

or Owner's title affidavit of title issued by the Register of Titles, a certified copy thereof, and a Letter of Acceptance search bearing a date not more than 45 days prior to closing; or

(b) A two-day grace period, the "Acceptance Period," will commence at 12:01 a.m. on the date of this offer, during which time the Purchaser may accept or reject this offer by giving written notice to the Seller.

The record of the title and abstract property is registered in the title system and the general Register of titles and places decides a title registration policy in relation to a Duplicate Certificate of Title issued by the Registrar of Titles. Same shall be obtained at Purchaser's expense.

6. Loss of title and ownership in the property shall be destroyed as soon as the mining permit is issued except in the following cases:

After the initial survey, Copper Smith conducted a second survey in 1997. The results of the second survey were similar to those of the first survey, except that the number of species was slightly higher.

Fig. 10. - Upper limb of a 30-year-old male.

¹⁴ See also the discussion of the relationship between the two types of models in the section on "Theoretical Models."

¹⁴ See also the discussion of the relationship between the concept of 'cultural capital' and the concept of 'cultural value' in the section on 'Cultural Capital' below.

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For more information about the CCR, visit www.ccr.org.

19. The following table gives the number of hours worked by each of the 1000 workers in the firm.

10. The following table shows the number of hours worked by each employee in the office.

County

...and the cause of the present, Mr. Clegg said, was the result of the want of knowledge of the law among their constituents. The
Speaker said he had no objection to the speech of Mr. Clegg, but he did not consider it was in order for him to speak on the subject.
Mr. Clegg said he had no objection to the speech of Mr. Clegg, but he did not consider it was in order for him to speak on the subject.

1995年1月1日，中国加入世界贸易组织，标志着中国对外开放进入一个新阶段。

²² 内閣府内閣総理大臣官邸事務室編「内閣総理大臣官邸の歴史」(1999年)。

MANUFACTURE OF DIFFERENT TYPES OF POLYESTERS AND POLY(1,4-BENZODIPOXAZEPINE-5,10-DIYL)BENZENE

CE
S-1000
This Form 10-K was filed by the registrant on March 1, 1974, pursuant to Section 12 of the Securities Exchange Act of 1934, as amended, and furnished information required for compliance with the Act.

PAYMENT OF REAL ESTATE TRANSFER TAX. Consideration, the amount of any transfer imposed by the state law and county law on the transfer of title and purchase price, pay the amount of any transfer tax imposed by any state or territory, where applicable and paid by such obligator, both taxes and fees.

EXECUTE ANY DECLARATIONS OR ANY FORMS REQUIRED IN CONNECTION WITH SAID TRANSFER TAXES.

Randall S. Goulding
77 W. Washington, Suite 1719
Chicago, IL 60602

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Randy,

The legal description of 9696 Reding Circle, Des Plaines,
is as follows as dictated by a clerk at Maine Township
Village Hall:

ECO JV

Tax No. 09-10-301-068

Designated as Lot 1

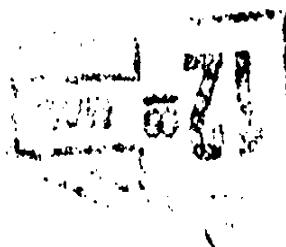
Lake Mary Anne Subdivision--a part of the S.E. $\frac{1}{4}$, Section 9
and part of the S.W. $\frac{1}{4}$, Section 10-41-12.

Tax No. 09-20-400-12 JV

Lee Forest Subdivision of the North 332 feet of that part
of the South $\frac{1}{4}$ --S.E. $\frac{1}{4}$, Section 20-41-12, lying West of the
Wisconsin Central Railroad.

87042812

DEPT-01 RECORDING \$12.25
TH3333 TRAN 4807 01/22/07 10:42:00
#7792 # A *-07-042812
COOK COUNTY RECORDER



SINCE
1855

Real Estate Sales, Finance, Management, Development, Marketing, Investment, Insurance, Syndication

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Chicago, IL. 60602