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AGREEMENT, made this 4th day of February, 1987, between
Drovers Bank of Chicago, as Trustee u/c/a dated March 5, 1959, Trust #5964
and Maria L. Ledesma, sole beneficiary of said Trust, Seller, and

ANTONIO RODRIGUEZ

Purchaser:
WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby
covenants and agrees to convey to Purchaser in fee simple by Seller's Trustee's recordable
~~agreement~~ deed, ~~with waiver of homestead~~ subject to the matters hereinafter specified, the premises situated in the County of
Cook and State of Illinois described as follows:

Lots 36 and 37 in Block 4 in S. E. Gross' Subdivision of the South West 1/4 of
the South West 1/4 of Section 5, Township 38 North Range 14 East of the Third
Principal Meridian (except that part of said lots lying West of a Line 50 Feet
East of and Parallel with the West Line of Said Section 5 conveyed to the City
of Chicago by Quit Claim Deed as Document 10928122) in Cook County, Illinois.

Permanent Real Estate Index Number(s): 20-05-303-010 All E-A-0 3

Address(es) of premises: 4529-31 South Ashland Avenue Chicago, Illinois

and Seller further agree to furnish to Purchaser on or before February 6, 1987, at Seller's expense,
the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by
Chicago Title Insurance Co., (b) ~~copy of abstract of title showing boundaries, taxes, zoning, and other information~~
~~copy of abstract of title showing merchantable title in Seller on the date hereof, subject only to the matters~~
specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and until such designation at the office of MARIA L. LEDESMA

2439 West 45th Street Chicago, Illinois 60632

the price of Eighty-Eight Thousand

Dollars in the manner following, to-wit:

Thirty Three Thousand (\$33,000.00) receipt of which is hereby acknowledged and
the balance of \$55,000.00 is to be paid in 96 equal monthly installments
\$834.58 each, (principal and interest) including interest of 10 per cent per
annum as amortized over eight years commencing on the 6th day of March 1987,
and on the 6th day of each month thereafter with a final payment, if not
sooner paid, due on the 6th day of February 1995.

Possession of the premises shall be delivered to Purchaser on February 6, 1987

, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for
delivery of possession of the premises. General taxes for the year 1986 are to be prorated from January 1 to such date for
delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the
amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1986
and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of
special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under
Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or
occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways,
streets and alleys, if any; Seller shall prior to delivery of deed cause document #20037030 to be insured over by Chicago Title Insurance Company.

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to
Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit
any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to
make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due
and payable to Seller, with interest at 10 per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or
may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and
complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral
or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express
waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and
specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of
Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee
any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of
Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery
of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or
claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser,
shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties
hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the
sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all
payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) and (c).

UNOFFICIAL COPY

Received on within Agreement
the following sums

DATE INTEREST PRINCIPAL RECEIVED BY

1987 FEB 10 AM 11:37

FILED FOR RECORD
COOK COUNTY, ILLINOIS

87081120

by:

[Handwritten signatures and initials over the signature block]

TRUSTEE
AS TRUSTEE 1/1/A dated March 5, 1959
And known as trustee #5694
DRAVERS BANK OF CHICAGO, (SEAL)
(SEAL)

W. H. [initials]
[Signature]
(SEAL)

X. A. [initials]
[Signature]
(SEAL)

PLAN 6 : Box 414

[Handwritten signature over the plan number]

Sealed and Delivered in the presence of

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

the effectiveness to the extent of such provision or invalidity, who at invalidating or affecting the remainder of such provision or

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be principal or his agent within 10 years of the date of execution of this contract has been received by the Seller, this

violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, this violation warrants to Purchaser that no notice of other government authority of a dwelling code

20. Seller warrant which extends to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall extend to and be demand made on the date of mailing.

Purchaser at 5039 South Ashland Avenue, Chicago, Illinois 60609, or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have

been given or made on the date of mailing.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at

2439 West 45th Street, Chicago, Illinois 60632 or to

17. If there be more than one person designated therewith, although expressed in the singular, shall be read and construed as

purchaser and the verbs and pronouns associated therewith, hereby expressed in the singular, shall be read and construed as

16. Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process

and service thereof, or the covenants and agreements herein, to enter Purchaser's appearance in any court of record, in default by

15. The remedy of forfeiture herein to Seller shall not be exclusive of any other remedy, but Seller, in case of

default, or for any other reason by Seller shall have the right to terminate and prosecute any other remedy, or any other right given.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether

finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without

12. In the event of a written declaration of force majeure heretofore referred to for any part thereof.

Purchaser in any of the provisions hereof, this agreement shall be declared null and void by Seller or account of any damage

11. In case of the failure to pay taxes, assessments, premiums, or any other item which Purchaser is obligated to pay

hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all

covenants made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages

by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises affected.

10. If Purchaser fails to pay taxes, assessments, premiums or any other item which Purchaser is obligated to pay

immediately due and payable to Seller, with interest at 10 per cent per annum until paid.

hereunder, Seller shall be liable to pay such items and any amount so paid shall become an addition to the purchase price

11. In case of the failure to pay taxes, assessments, premiums, or any other item which Purchaser is obligated to pay

immediately due and payable to Seller, with interest at 10 per cent per annum until paid.