

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

AGREEMENT, made this 27th day of APRIL, 19 87, between

DOROTHY REPASS, Seller, and

GERALD MARKOWITZ OR HIS NOMINEE, SAID NOMINEE BEING

DROVERS BANK OF CHICAGO, AS TRUSTEE UNDER TRUST #87-051, DATED 3-25-87, 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 STAMPED recordable

Trustee's 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:

Lot 31 in the Resubdivision of Block 2 in Springer and Fox's Addition to Chicago in the North East 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number(s): DFO 17-32-104-026 TT  
Address(es) of premises: 1242 W. 31st Place - Chicago, Illinois

12.00

and Seller further agrees to furnish to Purchaser on or before April 25th, 19 87, 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 COMPANY; (b) ~~certificate of title issued by the Registrar of Titles of Cook County, Illinois;~~ (c) ~~merchantable 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 DOROTHY REPASS

the price of FORTY-FIVE THOUSAND & NO/100ths (\$45,000.00) Dollars in the manner following, to-wit:

\$4,600.00 paid at the signing of the contract of sale; \$15,400.00 at closing plus or minus pro-rations; and the balance of \$25,000.00 to be paid as follows until fully amortized:

with interest at the rate of 8 1/2 per cent per annum payable in monthly instalments of \$512.92 or more on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on April 30th, 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 19 87 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, and shall be prorated upon receipt of actual tax bill.

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;

2. Purchaser shall monthly deposit with Seller in addition to the monthly installment payments of \$512.92 or more, 1/12th the annual real estate taxes, to be held by Seller in escrow, from which she shall pay the real estate taxes.

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 8 1/2 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 monthly deposit with Seller in addition to the monthly installment payment of \$512.92 or more, 1/12th the annual homeowner's insurance premium, to be held by Seller in escrow, from which she shall pay said premium.

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

87230054

