

SELLER

Form R

NORTH-SIDE REAL ESTATE BOARD

87291680 4-21-87 Mr. Albert Grinton TO: SELLER Skokie, 60076 Illinois 4544 Grove, I/We offer to purchase the property known as: ... (Address) 190,000.00 1. Purchase price \$___ 2. Initial carnest money \$ 1000.00 deposited with Seller personal check _, in the form of _ _ for the benefit of the parties hereto in an established escrow account in compliance with the laws of the State of Illinois. The balance of the purchase price shall be paid at the closing, plus or minus prorations, as follows (delete inapplicable subparagraphs): All in cash cashier's check or certified check, or any combination thereof. (b) Assumption of Existing Mortgage. Purchaser hereby assumes payment of the indebtedness secured by the mortgage (or trust deed) of record, we'v'ded there is no default as of date of closing. The said indebtedness approximates \$... (c) Mortgage Contingency. This contract is contingent upon Purchaser securing within days of acceptance hereof If an FHA or VA mortgage is to be obtained, and Seller agrees to pay the loan discount and other costs customarily charges able to Seller therefor Seller's initials must appear here: such request; and Seller report is unsatisfactory. 4. At closing, Seller shall execute and deliver to Purchaser, or cause to be executed and delivered to Purchaser, a recordable Warrenty Deed with release of homestead rights (or other appropriate deed if title is in true, or in an estate), or Articles of Agreement for such a deed if that portion of sub-paragraph 3 (d) is applicable, subject only to the following, if any: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed upscial taxes or assessments; general taxes for the year 19 86 and subsequent years; the mortgage or trust deed set forth in sub-paregraph 3 (b) or 3 (d). 8-15 19.87, provided title has been shown to be good or is 5. Closing or escrow payout shall be on _ accepted by Purchaser, at the office of Purchaser's mortgagee or at place to be designed by parties. 35.00 provided this hale 6. Seller agrees to surrender possession of said premises on or hefore ____ 3-15 has been closed. Seller shall pay to Purchaser, 30 day: in advance, the sum of \$ 35.00 per day for use and occupancy commencing the first day after closing up to and including the date possession is surrendered, of on a monthly basis, whichever period is shorter. Purchaser shall refund any payment made for use and occupancy beyond the late possession is surrendered. At closing, Seller shall deposit with escrowee designated in paragraph 2 above a sum equal to 2% of the purchase price to guarantee possession on or before date set forth above, which sum shall be held from the net proceeds of the sale on escrowee form of receipt. If Seller does not surrender possession as above, Seller shall pay to Purchaser in addition to the above use and occupancy, the sum of 10% of said possession escrow per day up to and including day possession is surrendered to Purchaser, said daily amount to be paid out of escrow and the balance, if any, to be turned over to Seller; and acceptance of payments by Purchaser shall not limit Purchaser's other legal remedies. 7. Seller will pay a broker's commission to . in the amount of THIS CONTRACT IS SUBJECT TO THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF. 8325 Kenton Jonathan Mark Minkus Skokie, Il. 60076 (Type or print name)
Gale Minkus State Zip 8325 Kenton Barbara PURCHASER Skokie, Il. 60076 (Type or print name. Rista Zip ACCEPTANCE OF CONTRACT BY SELLER , I/We accept this contract and agree to perform and This ______ day of _______, 19_____, 1/convey title or cause title to be conveyed according to the terms of this contract. 7,._ SELLER City Sinte Zip (Type or print name)

ADDRESS

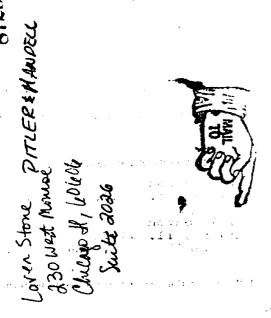
Zip

(Type or print name)

PROVISIONS

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- 1. Real estate taxes (based on most recent ascertainable taxes), rent, interest on existing mortgage, if any, water taxes and other proratable items shall be prorated to date of closing. If property herein is improved, but last available tax bill is on vacant land, parties hereto agree to reprorate taxes when bill on improved property is available. Security deposits, if any, shall be paid to Purchaser at closing. All taxs to be prorated at a rate of 110 s.
- 2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.
- 3. At least five days prior to closing date, Seller shall show to Purchaser or his agent evidence of merchantable title in the intended grantor: (a) by exhibiting owner's duplicate Certificate of Title or a certified copy thereof, subject to no other exceptions than those listed on the reverse side hereof, and a currently dated Special Tax Report issued by the Registrar of Titles, or (b) by delivering a Commitment For Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this offer, in the amount of the purchase price subject to no other exceptions than those listed on the reverse side hereof and to general exceptions contained in said commitment. Delay in delivery by Seller of Commitment For Title Insurance due to delay by Purchaser's mortgages in recording mortgage and bringing down title shall not be a default of this contract. Every Certificate of Title or Commitment For Title Insurance furnished by Seller hereunder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money, Seller may have same removed at closing by using the proceeds of sale in payment thereof.
- 4. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.
- 5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to Purchaser, but if the termination is caused by Purchaser's fault, then, at the option of Seller, and upon notice to Purchaser, the earnest money shall be forfeited and applied first to payment of broker's commission and any expenses incurred, and the balance paid to Seller.
- 6. Seller warrants that no notice from any city, village or other governmental authority of a dwelling code violation which currently exists in the aforesaid premises has been issued and received by Seller or his agent. If a notice is received between date of acceptance of the contract and date of closing, Seller shall promptly notify Purchaser of such notice.
- 7. At the request of Sener or Purchaser evidenced by notice in writing to the other party at any time prior to the date for delivery of deed hereunder, this sale shall be closed through an escrow with a title insurance company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then furnished and in use by said company, with such special provisions inserted in the usual form of Deed and Money Escrow Agreement then furnished and in use by said company, with such special provisions inserted in the usual form a may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contract y notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earch of money shall be deposited in the escrow and the broker shall be made a party to the escrow with regard to commission due. The foot of the escrow shall be divided equally between Purchaser and Seller.
- 8. Seller shall furnish five days poor o closing, a survey by a licensed land surveyor, showing the present location of all improvements. If Purchaser's root gages desires a more recent survey, same shall be obtained at Purchaser's expense.
- 9. Seller agrees to furnish to Purchaser an affidavit of title subject only to those items set forth herein, and an ALTA form if required by Purchaser's mortgages.
- 10. Right is reserved by either party to insolt correct legal description at any time, without notice, when same is available.
- 11. Seller shall have the right to pay off any existing mortgage(s) out of the proceeds of this sale.
- 12. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to the purchase price.
- 13. Purchaser and Seller hereby agree to make all cisc osures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, / s a mended.
- 14. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by Purchaser.
- Seller shall remove from premises by date of possession all uct. a and Seller's personal property not conveyed by Bill of Sale to Purchaser.
- 16. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.
- 17. Time is of the essence of this contract.
- 18. Wherever appropriate, the singular includes the plural and the masculing includes the feminine or the neuter.
- Seller is to provide survey.
- Sale is expressly conditioned on inspection of premises no later than seven days prior to closing. Said inspection by Purchaser will be to determine if any material defects in habitability of home exist and should defects are discovered at inspection, sale is to re voided. 20. 87291680



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SELLER:

Albert E. Grinton and

Margaret S. Grinton, his wife, as joint tenants

4544 West Grove Avenue

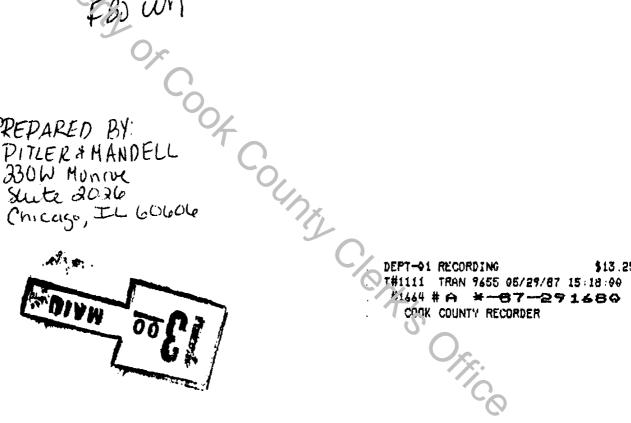
Skokie, IL

Lot 19 in Block 12 in Krenn and Dato's Devonshire Manor being a subdivision of the south 1/2 of section 15, township 41 north, range 13, east of the third principal meridian, in Cook County, Illinois.

PIN:

10-25-312-030

PREPARED BY: PITLERAMANDELL 230W Monrue Sute 2036 Chicago, IL 60606



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