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1. BUYER, OSCAR MORALES & LAURA MORALES, his wife, Address 1134 N. Winnetka, Chicago
COOK County, State of Illinois agrees to purchase, and SELLER, CHRISTOPHER
DAVITT & MARGARET DAVITT, his wife Address 307 E. Rose Terrace, Lake Forest,
COOK County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of THIRTY THOUSAND
AND NO/100 Dollars (\$ 30,000.00) the PROPERTY commonly known as Unit 202, 1633 West
Thome, Chicago, IL and legally described as follows: (TO BE INSERTED BY SELLER'S ATTORNEY)

~~\$16.00~~

Thome, Chicago, IL and legally described as follows: (TO BE INSERTED BY SELLER'S ATTORNEY)
Unit 202 in the 1633 West Thome Condominium AS delineated on a Survey of the following described
Real Estate, Lots 2, 3, and the North 18 ft of Lot 4, in Block 13, in High Ridge, A Subdivision in the
Northeast 1/4 of the Northeast 1/4 of Section 6, Township 40 North, Range 1/4, East of the
Third Principal Meridian, in Cook County, Illinois
Permanent Index No. 14-06211-015-1006 *Property Address:
Thereinafter referred to as "the premises".
with approximate lot dimensions of _____ together with all
improvements and fixtures, if any, including, but not limited to, All central heating, plumbing and electrical systems and equipment; the
hot water heater; central cooling, humidifying and filtering equipment; fixed carpeting, built-in kitchen appliances, equipment and
cabinets, water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screen,
roof or attic T.V. antenna; all planted vegetation; garage door openers and rat traps, and the following items of personal property, a) alarm
system, range, refrigerator, AIR CONDITIONERS (2).
1633 W. Thome, O M 777
Chicago, IL 60660
O M 777

14-06-211-015-1006m

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

2. THE REED:

a. If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinabove set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee, by a recordable, stamped general **Warranty** deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any: (a) General real estate taxes not yet due and payable; (b) Special assessments computed after this contract date; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record; (d) Zonings laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) The property is other than a detached, single-family home, party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easement established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium.

b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at 307 E. Rose Terrace, Lake Forest, Illinois 60045 or to such other person or at such other place as Seller may from time to time designate in writing, the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at the rate of TEN percent (10 %) per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ 500.00
(Indicate check and/or note and due date) land will pay within 5 days the additional sum of \$ 2,500.00 as earnest money to be applied on the purchase price. The earnest money shall be held by Broker for the mutual benefit of the parties concerned.

(b) At the time of the initial closing, the additional sum of \$ 2,000.00, plus or minus prorations, if any, as is hereinafter provided.

(c) The balance of the purchase price, to wit: \$ 25,000.00 ~~plus 5% interest~~ to be paid in equal monthly installments of \$ 279.98 * See Exhibit A each, commencing on the 1st day of July 87, and continuing for 12 months.

Buyer shall pay Seller on June 1, 1988 \$2,000.00 and \$4,444.44 applied to

BUYERS SHALL PAY SELLERS ON JUNE 1, 1958 \$6,000.00 AND 1/2 OF THE AMOUNT PAID UP TO DATE.

Payments received by sellers after the 10th of each month shall be assessed as paid shall be due on the 1st day of June 1889.

(6) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which is assessment to this Agreement may become a lien on the premises; third, to pay insurance premiums falling due after the date of this Agreement; fourth, to pay other amounts due under this Agreement.

(ii) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

CLOSINGS: The "initial closing" shall occur on May 29, 1987, or on the date, if any, to which such date is

extended by reason of subparagraph 8(b) at Seller's Attorney's office . "Final closing" shall occur
and when all covenants and conditions herein to be performed by Buyer have been so discharged.
INITIAL CLOSING REAL ESTATE COMMISSION IS DUE. or sooner

POSSESSION: Possession shall be granted to Buyer at 12 O'Clock on May 29, 1987, provided that the full down payment **minus** net prorations due in favor of Buyer, if any, has been paid to Seller in cash or by cashier's or certified check on the initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

PRIOR MORTGAGES: Prior mortgages will be paid off at the prevailing floating rate as determined by the prior lender.

(a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the last of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest of Buyer in Buyer's title, prior to any and all other expenses arising upon demand to execute and acknowledge together with Seller any such mortgage or trust deed due to the note secured thereby. No mortgage or trust deed placed on said premises including any such prior mortgage shall at any time accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment if any given to Buyer under the Agreement.

(b) Seller shall from time to time, but not less frequently than once each year and any time Buyer has reason to believe a default may exist, exhibit to Buyer records for payments made to the holders of any undischarged encumbrance by any such prior mortgagor.

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or on the installment payments to be made under this Agreement.

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8. TITLE:

(a) At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an Owner's Duplicate Certificate of Title issued by the Registrar of Titles, a Special Tax and Title Survey or a commitment issued by a title insurance company licensed to do business in Illinois to issue a policy of title insurance policy in the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to: (1) the general exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units; (2) the "permitted exceptions" set forth in paragraph 2; (3) prior mortgages permitted in paragraph 6; (4) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing; and (5) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer.

(b) If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.

(c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title thereto shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

(d) If a Special Tax Search, Lien Search, a Judgment Search or a title commitment disclose judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.

(e) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8(b)(a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

9. AFFIDAVIT OF TITLE: Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 8. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be signed by the Trustee and the beneficiary or beneficiaries of said trust. All parties shall execute an "ALA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

10. HOMEOWNER'S ASSOCIATION:

(a) In the event the premises are subject to a townhouse, condominium or other homeowner's association, Seller shall, prior to the initial closing, furnish Buyer a statement from the Board of managers, treasurer or managing agent of the association certifying payment of assessments and, if applicable, proof of waiver or termination of any right of first refusal or general option contained in the declaration or bylaws together with any other documents required by the declaration or bylaws thereto as a precondition to the transfer of ownership.

(b) The Buyer shall comply with any covenants, conditions, restrictions or declarations of record with respect to the premises as well as the bylaws, rules and regulations of any applicable association.

11. PRORATIONS: Insurance premiums, general taxes, association assessments and, if final meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of initial closing. Real estate taxes for the year of possession shall be prorated as of the date of initial closing subject to re-proration upon receipt of the actual tax bill. Further, interest on the unpaid principal amount of the purchase price from the initial closing date until the date of the first installment payment shall be a proration credit in favor of the Seller.

12. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement or deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, restatements or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including an ancillary money lender's escrow, shall be paid by the party requesting it.

13. SELLER'S REPRESENTATIONS:

(a) Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.

(b) Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment, heating and cooling equipment, water heater and softeners, septic, plumbing, and electrical systems, kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense repair the deficiency. IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.

(c) Seller agrees to leave the premises in bloom, clean and in good repair and condition, and to be delivered to Buyer shall be removed therefrom the premises, and Seller agrees to leave the premises in a clean, sanitary, and healthy condition by Buyer. Seller may affect a sale or lease of the premises by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place the same in good repair and in a clean, sanitary, and healthy condition, and Buyer agrees to pay to Seller, as soon as additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, sanitary, and healthy condition, or to notify the Buyer to make such repairs and to place said premises in a clean, sanitary, and healthy condition within thirty (30) days of such damage except as is otherwise provided in paragraph 21, and, upon default by Buyer in complying with said notice, then, Seller may sell himself of such remedies as Seller may elect, if any, from those that are by the Agreement or at law or equity provided.

14. BUYER TO MAINTAIN: Buyer shall keep the improvements on premises and the grounds in a good, repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, interior and exterior painting, and decorating, roof, glass, plaster, vinyl siding, air conditioning, fireplaces, plumbing, electrical systems and fixtures, roof, masonry, including chimneys and brickwork. It however, the said premises shall not be thus kept in good repair, and in a clean, sanitary, and healthy condition by Buyer. Seller may affect a sale or lease of the premises by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place the same in good repair and in a clean, sanitary, and healthy condition, and Buyer agrees to pay to Seller, as soon as additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, sanitary, and healthy condition within thirty (30) days of such damage except as is otherwise provided in paragraph 21, and, upon default by Buyer in complying with said notice, then, Seller may sell himself of such remedies as Seller may elect, if any, from those that are by the Agreement or at law or equity provided.

15. FIXTURES AND EQUIPMENT: At the time of delivery of possession of the premises to Buyer, Buyer shall all receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as to the fixtures and equipment permanently attached to the improvements on the premises. Until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

16. INSURANCE:

(a) Buyer shall from and after the time specified in paragraph 5 for possession keep insured against loss or damage by fire or other casualty, the improvements now and hereafter existing on premises with a company or companies, reasonably acceptable to Seller in policies containing "no loss" insurance coverage for amounts ranging from \$100,000.00 and also fire insurance where applicable, with coverage not less than the balance of the purchase price. Fire and/or other casualty losses or such consequential losses, if any, shall be borne by the Seller, or if the Seller is not liable for the same, by the Buyer, or if the Seller is liable for the same, by the Seller, or if the Seller is liable for the same, by the Buyer. The insurance premiums shall be paid by the Seller, or if the Seller is liable for the same, by the Seller, or if the Seller is liable for the same, by the Buyer.

(b) In case of loss of or damage to such improvements, whether before or after possession is given to the buyer, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvements, or in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvement, then, the proceeds of insurance shall be applied to the unpaid balance of purchase price.

17. TAXES AND CHARGES: It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the same shall become delinquent, all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvements thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefor.

18. FUNDS FOR TAXES AND CHARGES: In addition to the agreed installments, if any, provided in paragraph 3, Buyer shall deposit with the Seller on the day each installment payment is due, or if none are provided for, on the first day of each month subsequent to the date of initial closing, until the purchase price is paid in full, a sum (herein referred to as "lunds") equal to one-twelfth of the yearly taxes, assessments which may become a lien on the premises, and the estimated annual premium for the insurance coverages required to be kept and maintained by Buyer, all as reasonably estimated to provide sufficient sums for the full payment of such charges one month prior to their earliest becoming due and payable. Failure to make the deposits required hereunder shall constitute a breach of the Agreement.

Final
O.M.
9/19/91

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The funds shall be held by Seller in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency. Seller is hereby authorized to direct to use the funds for the payment of the aforementioned taxes, assessments, rents and premiums. Seller shall, upon the request of the buyer, give to buyer an annual account of all such funds deposited and disbursed including evidence of paid receipts and the amount so disbursed. The funds are hereby pledged as additional security to the seller for the periodic payments and the unpaid balance of the purchase price.

If the amount of the funds together with the future periodic deposits of such funds, payable prior to the due date of the aforementioned charges shall exceed the amount reasonably estimated as being required to pay said charges one month prior to the time at which they fall due such excess shall be applied first to cure any breach in the performance of the Buyer's covenants or agreements hereunder of which Seller has given written notice to Buyer and, second, at Buyer's option, as a cash refund to Buyer or a credit toward Buyer's future obligations hereunder. If the amount of the funds held by Seller shall not be sufficient to pay all such charges as herein provided, Buyer shall pay to Seller any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Seller to Buyer requesting payment thereof.

Seller may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Buyer be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of execution of this Agreement. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Buyer any funds so held by Seller.

12. BUYER'S INTEREST:

(a) No right, title, or interest, legal or equitable, in the premises described herein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

(b) In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, ~~whether installed or constructed on or about said premises~~ by the Buyer or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Buyer or therefore or for any part thereof.

20. LICENS:

(a) Buyer shall not suffer or permit any mechanics' lien, judgment lien or other lien of any nature whatsoever to attach to or be against the property which shall or may be superior to the rights of the Seller.

(b) Each and every contract for repairs or improvements on the premises aforesaid, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim of lien against the subject premises, and no contract or agreement, oral or written, shall be executed by the Buyer for repairs or improvements upon the premises, except if the same shall contain such express waiver or release of lien upon the part of the party contracting; and a copy of each and every such contract shall be promptly delivered to Seller.

3.1 PERFORMANCE

(a) If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within ten (10) days of written notice to Buyer, or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer (unless the default involves a danger or condition which shall be cured forthwith), Seller may treat such a default as a breach of this Agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (i) maintain an action for any unpaid installments, (ii) declare the entire balance due and maintain an action for such amount, (iii) forfeit the Buyer's interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and upon Buyer's failure to surrender possession, maintain an action for possession under the **Forcible Entry and Detainer Act**, subject to the rights of Buyer to reinstate as provided in that Act.

(b) As additional security in the event of default, Buyer assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of receiver.

(e) If default is based upon the failure to pay taxes, assessments, insurance, or fees, Seller may elect to make such payments and add the amount to the principal balance due, which amount shall become immediately due and payable by Buyer to Seller.

(ii) Seller may impose and Buyer agrees to pay late charge not exceeding \$100.00 per month for any sum due when Seller elects to accept payment after the due date.

(e) Anything contained in subparagraphs (a) through (c) to the contrary notwithstanding, this Agreement shall not be forfeited and

Purchasing Power and

22. DEFAULT, FEES: (a) Buyer or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions of this Agreement, including forfeiture or specific performance, in defending any proceeding to which Buyer or Seller is made a party to any

(ii) (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement. (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default, the payment or acceptance of money after it falls due after knowledge of any breach or default by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the premises shall not reinstate, continue or extend this Agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

23. NOTICES: All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally, or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 1 or to the Buyer at the address of the returnee's location shall be deemed to have been given.

24. ABANDONMENT: If either party physically ceases to do business with any or all of the premises for a period of time equal to the duration of the lease term, and Buyer's personal property with installations being part and, in either case, reason to let the Buyer has vacated the premises without intent again to take possession thereof, shall be conclusively deemed to be an abandonment of the premises by Buyer. In such event, and in addition to Seller's remedies set forth in paragraph 20, Seller may, but in no event later upon the premises as it is Buyer's option to perform necessary decorating and repairs and to re-sell the premises outright or in tenancy, but at their cost under this Agreement, at the following allowances for then existing marketing conditions. Buyer shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Buyer's interest therein shall then be paid under the Agreement as a bill of sale to Seller without additional payment by Seller to Buyer.

19. SELLER'S ACCESS: Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give the necessary time to Buyer to make arrangements to be present during such inspection, and Seller may deduct from the purchase price any amount necessary to pay for reasonable expenses of Seller's inspection.

26. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance of the first day of each month at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the previous month based upon a 360 day year. Interest for the period from the date of initial closing or if the date of the first payment is due shall be payable on or before the date of annual closing.

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest herein or hereunder nor shall the Buyer lease or sub-lease the premises, or any part thereof. Any violation or breach of either, by the Buyer or Seller, of the provisions of this paragraph by Buyer, or any acts inconsistent therewith, shall void in right, title or interest herein or hereunder, or in the said premises in any such transfer, pledge, assignee, lessee or sub-lessor, but Seller may, at Seller's option, declare this Agreement null and void and rescind the provisions of the Agreement relating to forfeiture, if tested.

22. TITLE IN TRUST:

(a) In the event that title to the premises is held in *as tenancy* or *conveyed* into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed; in such case, the names and addresses of each and every beneficiary of and person with a power to direct the title holder(s) shall be set forth, and by this reference, incorporated herein as Exhibit A.

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(b) The beneficiary or beneficiaries of and the person or persons who holds the power to direct the Seller to jointly and severally have all or other rights, benefits, duty and obligations of the Seller to the Buyer, and such person or persons with the power to direct the Seller to jointly and severally agree to direct the Seller to jointly and severally perform such obligations and duties as such persons or the beneficiaries may not under the terms of the trust Agreement direct or provide themselves directly.

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording costs resulting thereby.

20. RECORDING: The parties shall record this Agreement or a memorandum thereof at Buyer's expense.

21. RIDERS: The provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

22. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as controlling or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine femine and neuter shall be interchangeable.

23. PROVISIONS SEPARABLE: The unenforceability or invalidity of any provision or provision, hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

24. BINDING ON FLEIRS, TITLE OF ESSENCE: This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Title is of the essence in this Agreement.

25. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation or his or her attorney to act to do or perform any act or agreement with respect to that Agreement or the property.

26. NOT BOUND UP-THREE SIGNED: A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, and Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before the 19th day of May, 1987; otherwise, at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

27. REAL ESTATE BROKERS: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than Willoughby/Elrod Realty

and Visa Realty

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between seller and said broker(s) at the time of initial closing.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this

9th

day of

May

1987

SELLER:

*Christina M. de Para
Margaret J. Davis*

BUYER:

*Oscar Morales
Margaret Morales*

This instrument prepared by
MANUEL J. DE PARA

134 N. LaSalle St., Chgo., IL 60602

STATE OF ILLINOIS

1987

COUNTY OF

MANUEL J. DE PARA

Attorney At Law

134 N. La Salle - Suite 2128

Chicago, Illinois 60602

(312) 641-1344

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that OSCAR MORALES & MAURA MORALES, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 9th day of May, 1987.

Manuel J. de Para

Commission expires June 27, 1987

STATE OF ILLINOIS

1987

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Subscribed to the foregoing instrument personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of May, 1987.

COOK COUNTY, ILLINOIS
FILER FOR REC'D.

Notary Public

87314523

Commission expires

STATE OF ILLINOIS

1987

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Subscribed to the foregoing instrument personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such.

Given under my hand and notarial seal this day of May, 1987.

Subscribed, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, and the said

Secretary, respectively, and there acknowledged that he, as custodian of

the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and

voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this day of May, 1987.

87314523

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Property of Cook County Clerk's Office

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MAY 1 1968
COURT CLERK'S OFFICE
SIXTY EIGHTH DISTRICT COURT
DALE T. HARRIS

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Rider A

The monthly payment called for under this agreement shall consist of the following:

i) Principal and Interest	\$219.40
ii) Condominium Association assessments	174.15
iii) Real Estate Taxes	40.78
iv) Insurance	25.00

	\$459.33
=====	

Increased or decreased charges for condominium assessments, real estate taxes, and/or insurance, if increased or decreased, shall be passed through to the Buyer on a dollar for dollar basis.

Buyer is to be provided with proof of payment for items i,ii,iii and iv from seller upon request.

Buyers X

X Maria Morales

Sellers X

X Margaret H. Daunt

MARGARET H. DAUNT
Attorney At Law
100 N LaSalle • Suite 2000
Chicago, Illinois 60602
(312) 921-1000

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[REDACTED]
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[REDACTED]

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2 7 3 1 4 5 2 3

Rider B

Buyers and their immediate family shall consistently and continuously occupy the property as their principal residence. Failure to do so will be construed a breach of this contract subject to the performance provisions of paragraph 21 and 22.

Buyers _____

Marcia Marcella

Sellers Margaret A. Davis

Christopher J. Davis

Mail TO:

MANUEL J. DE PARA
Attorney At Law
134 N. La Salle - Suite 2128
Chicago, Illinois 60602
(312) 641-1344

ECK CSD-HV

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Property of Cook County Clerk's Office

CHARLES T. JURMAN
Administrator of Law
851 N. LaSalle - Suite 3100
Chicago, Illinois 60601
(312) 441-1313