

UNOFFICIAL COPY

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This form has been approved by the Real Estate Law Committee of the DuPage County Bar Association for use by lawyers only.

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, GEORGE SFONDELES & ELIZABETH / SFONDELES, his wife, Address 9136 West 93rd Street
Hickory Hills, Cook County, State of Illinois agrees to purchase, and SELLER, ROCK J.
GAETANO & FLORENCE GAETANO, his wife, 8545 S. Autobahn Drive, Palos Park,
Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of FORTY THOUSAND AND NO/
100THS Dollars \$ 40,000.00 the PROPERTY commonly known as Vacant Lot, Galway Court,
Lemont Township, IL and legally described as follows: Lot 10 in Sunhill Unit 2, being a
Subdivision of part of the North half of the East half of the Southeast
Quarter of Section 26, Township 37 North, Range 11 East of the Third
Principal Meridian according to the Plat thereof recorded April 21, 1988
as Document No. 88166563 in Cook County, Illinois.

22-26-401-013

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(hereinafter referred to as "the premises")

with approximate lot dimensions of 74' x 260' x 275' x 254'. The property contains -
- improvements and fixtures as follows including, but not limited to, all necessary plumbing, electrical and heating and cooling equipment, the -
- hot water heater, central cooking, heating, lighting and filtering equipment, fire trapping, built-in kitchen appliances, equipment and -
- cabinets, water sufficient to support and maintain the property, and all other fixtures and equipment which may be required in operation.

DEPT. OF

\$14.95

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#7407 # D *-38-468945

COOK COUNTY RECORDER

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.

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2. THE DEED:

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 hereinafter 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 continuing after this contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) Little property, which may be detached, single family homes, part walls, part walls, waiting areas 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 easements established or implied from the said declaration of condominium or amendment thereto; (h) Limitations and conditions imposed on the title to the property as applicable, including assessments due before the time of possession and amounts due at the time of possession to the declaration of condominium **covenants and restrictions**; (i) 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 Palos Park, Illinois

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 and One-Half** percent $\frac{10\frac{1}{2}}{100}$ per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ 1,000.00

(Indicate check and/or note and due date) I and will pay twenty-five days after the instrument is recorded as earnest money to be applied on the purchase price. The earnest money shall be held by Sosin & Schuster, Ltd. for the mutual benefit of the parties concerned.

(b) At the time of the initial closing, the additional sum of \$ 14,000, plus or minus corrections, if any, as is hereinafter provided:

(c) The balance of the purchase price, to wit, \$ 25,000.00 to be paid in equal

Say \$ installments of \$ 812.56 each, commencing on the
1st day of October, 1988, and on the 1st day of each month thereafter until the purchase price is paid in full
("Installment payments").

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinabove provided, if not sooner paid shall be due on the 1st day of September 1991.

(e) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which subsequent to the date of

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

AUGUST 23. 1888.—On the day following the 22d, I

4. CLOSING: The initial closing shall occur on [REDACTED], or on the date, if any, to which said date is extended by reason of subparagraph 8(b) at Sosin & Schuster, Ltd.. "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed.

5. POSSESSION: Possession shall be granted to Buyer at 12:01 A.M. on closing, 7-19- , provided that the full down payment minus not 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.

-6. PRIOR MORTGAGES:

(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 lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall in any way 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 this Agreement.

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

(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 incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines. (In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.)

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(9) In the event that the title to the premises is held in common with another person or persons, a statement to that effect shall be by Trustees or Deed, in which case the title to the premises shall be registered in the name of the person or persons holding the title.

29. TITLE IN TRUST:

SUSPENDING THE INDEX

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest therein, by sale or otherwise, without the written consent of the Seller.

on or before the date of initial closing

96. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance of the principal due as of the last day of the month.

3. ABANDONMENT: If the original owner dies, passes away, or disappears, leaving no heirs or legal guardians, the property may be abandoned. This typically occurs when there is no one left to care for the property or when it becomes too costly to maintain. Abandonment can also occur if the original owner fails to pay taxes or other fees for an extended period of time.

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23. NOTICES: All notices required to be given under this Agreement shall be served upon the other party at his address shown in paragraph 3 or at such other address as the party giving the notice may specify in writing.

Effect any such note

(b) (1) All rights and remedies given to Buoy or Seller shall be retained by Buoy or Seller as long as payment in full has not been made to Buoy or Seller for the goods sold.

Final Proceedings

22. DEFAULUT FEES: The Buyer shall pay all reasonable attorney's fees and costs incurred by the Seller in enjoining and/or proceeding to collect any amounts due under this Agreement.

Purchase Price and

After the date the sum was due
and before my passage and buying tickets to set sail I left Charlie
about 10 miles from town and took a boat to the beach to go swimming.
I had a good time and when I got back to town I went to the hotel
and had dinner with some old friends. After dinner we went to the
theatre and saw a play. It was very good.

(C) U de Toulouse

(b) An additional security measure to be taken by a company will be to keep its employees with it, give them salaries and other benefits and make available to them all the facilities and services which are available to the employees of the company.

THE POWER OF SIGHT

(1) This Agreement and such detailed Addendum to Sureset will supersede all prior agreements between the parties relating to the subject matter of this Agreement.

21. PERFORMANCE

(a) Budget shall not suffer or permit any mechanics' lien, judgment lien or other lien of any nature whatsoever to attach to or be attached to the property which shall be used or applied to the payment of any amounts due under this agreement.

(b) Each party shall cooperate fully with the other party in the preparation of any documents or instruments required by law or by the parties to effectuate the purposes of this agreement.

(c) Each party shall cooperate fully with the other party in the preparation of any documents or instruments required by law or by the parties to effectuate the purposes of this agreement.

(d) Each party shall cooperate fully with the other party in the preparation of any documents or instruments required by law or by the parties to effectuate the purposes of this agreement.

(e) Each party shall cooperate fully with the other party in the preparation of any documents or instruments required by law or by the parties to effectuate the purposes of this agreement.

20. LIEENS:

(P) NO NIGHT, little

Member seller may not charge for holding and applying the funds, and is liable to the buyer for damages if he fails to do so.

nowe up to sell on

If the amount of the lump sum payment depends on such items as price, quality, or time, the parties shall be entitled to sue and recover in the event of a breach.

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17.1 TAXES AND CHARGES: It shall be the Buyer's sole obligation to pay immediately when due and prior to the date when the same become due and payable to the appropriate authority all taxes, charges, fees, assessments and special rates, specific local assessments, water charges, sewer service charges and other taxes, fees, charges, assessments and special charges now or hereafter levied or charged against the Premises or any part thereof.

measures shall be applied to the unpaid balance due at the purchase price of the insurance premiums to fully recover or restore such damages to the parties prior to the restoration of the insurance premiums, in the event the insurance premiums are not paid in full by the date of the restoration of the insurance premiums.

(a) **Buyer shall know and after the time specified in Paragraph 5 for possession keep insured against loss of damage by fire or other causes, the improvements now and hereafter erected on premises which it occupies, or on common areas, necessarily accessible to it, for the benefit of all as those structures may appear, such policy or policies shall be held by seller, and Buyer shall pay the premium thereon**

personal properties to be sold to the new partners in the terms of this Agreement as well as of the fixtures and equipment personal properties and equipment shall be removed from the premises without the prior written consent of the seller.

11. BUDGER TO MOUNTAIN Budger had kept the map made by the Indians and the measurements of permanent and temporary landmarks he was of great service, as well as his knowledge of the country and the Indian language. He had a good knowledge of the country and the Indian language. He had a good knowledge of the country and the Indian language. He had a good knowledge of the country and the Indian language.

All revenue and personnel properties used to be delivered to Buver shall be
subject to audit by the auditors in whom confidence is placed.

THESE ARE THE CONDITIONS OF THE ROYAL EXHIBITION IN STATIONERS' HALL, WHICH HAVE BEEN APPROVED AND CONSIDERED BY THE ROYAL SOCIETY FOR THE PROMOTION OF THE INDUSTRIES OF GREAT BRITAIN AND IRELAND, AND ARE TO BE OBSERVED IN THE EXHIBITION OF THE ROYAL SOCIETY FOR THE PROMOTION OF THE INDUSTRIES OF GREAT BRITAIN AND IRELAND.

1.1. SELLER'S REPRESENTATIONS

INTERVIEW WITH GREGORY L. COOPER —
Gregory L. Cooper is a professor of marketing at the University of California, Berkeley. He has conducted research on consumer behavior, advertising, and branding. His work has been published in numerous academic journals, including *Journal of Marketing Research*, *Journal of Consumer Research*, and *Journal of Advertising Research*. He has also written several books on marketing topics.

III. PROFESSIONS: Insurance brokers, insurance agents, insurance adjusters, insurance companies and individual mete readings cannot be obtained. Water and other utilities shall be metered separately. Separate bills for water and gas shall be issued.

The Board of Directors, in accordance with its powers under the Company's Memorandum and Articles of Association, has decided to exercise its power to issue shares in the capital of the Company by way of a rights issue.

The following table summarizes the key features of the proposed system, including the number of nodes required, the communication overhead, and the performance metrics. The table also includes a brief description of the system's architecture and its main components.

standard for all other species. The standard for *S. galapagoensis* was set at 100% of the mean of the *S. galapagoensis* population. The standard for *S. galapagoensis* was set at 100% of the mean of the *S. galapagoensis* population.

With the introduction of the new system, the number of errors has been reduced significantly, as shown in the following table.

the same time, the number of people who have been infected with the virus has increased rapidly, and the number of deaths has also increased. This has led to a significant increase in the number of people who are sick and need medical attention. The government has taken several measures to try to control the spread of the virus, such as closing schools and workplaces, and encouraging people to stay at home. However, the situation remains very serious, and it is important for everyone to take steps to prevent the spread of the virus.

During the period of the study, the number of workers per household was reduced from 3.7 to 2.7, and the average monthly income per household increased from \$1,000 to \$1,200.

A. TITLE: The business does not have a formal title, but it is referred to as "The Business".