

UNOFFICIAL COPY

Articles of Agreement

88424311

Made this 16TH day of JUNE, 1988, between
STEVEN L. ROGERS AND CHERYL L. ROGERS (HIS WIFE), Seller, and
KATIE BELL GRIGGS, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient STAMPED recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of COOK and State of ILLINOIS, to wit:

LOT 127 IN DOWNING SUBDIVISION OF LOTS 7 TO 14 AND IN
J. H. KEDZIE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION
23 TOWNSHIP NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT TAX. NUMBER: 16-23-312-001

88424311

DEPT-01 RECORDING \$12.25
T#2222 TRAN 8579 09/16/88 10:49:00
#3389 + B * -88-424311
COOK COUNTY RECORDER

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of TWO THOUSAND & NO/100 (\$2,000.00) DOWN PAYMENT HAS BEEN EXCEPTED ~~*****~~ Dollars in the manner following: BALANCE: FORTY THOUSAND (\$40,000.00) PAYABLE \$373.40 PER MONTH PLUS 1/12TH. OF THE ANNUAL R. E. TAXES AND INSURANCE, BEGINING 7/16/88 AND THE LIKE SUM EACH MONTH THEIR AFTER UNTIL THE ENTIRE BALANCE IS PAID IN FULL. PAYMENT NOW INCLUDING T. I. \$465.56

with interest at the rate of 10-3/4 per centum per annum payable MONTHLY ~~*****~~ on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1988. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, ~~*****~~ or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties. SELLERS WILL ISSUE DEED WHEN \$21,000.00 HAVE BEEN PAID IN ON THE PRINCIPAL (1/2 OF PRICE).

PROPERTY SOLD AS IS CONDITION.

KNOWN AS 1801 S HAMLIN AVE. CHICAGO ILL. 60623
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

Steven L. Rogers
Cheryl L. Rogers
Malcolm Bass

Katie Bell Griggs (SEAL)
Steven L. Rogers (SEAL)
Cheryl L. Rogers (SEAL)

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Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

PAID TO

Paulson Lumber Co.

3835 W. Cochran Rd

Wiggins, Delmar's 6623

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Property of Cook County Clerk's Office

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