

UNOFFICIAL COPY

AGREEMENT, made this 15th day of SEPTEMBER, 1988, between
1st NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPT. 21, 1979, Seller, and

GOLDEN ESTATES, LTD., 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 recordable
warranty 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 SEVEN (7), LOT EIGHT (8), LOT NINE (9) IN BLOCK TWO (2) IN DES PLAINES CENTER, A SUBDIVISION IN
SECTION 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COOK COUNTY RECORDING
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and Seller further agrees to furnish to Purchaser on or before APRIL 1, 1990 at Seller's expense,
the following evidence of title to the premises: (a) Owner's title insurance policy to the amount of the price, issued by
CYRAC TITLE GROUP; (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 GEORGE A. NESTIS

132 S. NORTHWEST HWY. PALATKA, ILLINOIS 60067

the price of \$30,000 THIRTY THOUSAND DOLLARS
Dollars in the manner following, to-wit: THREE THOUSAND (\$3,000.00) DOLLARS PAID AT TIME OF CLOSING AND \$266.96 per
month for principal and interest plus 1/12th of all real estate property taxes and all condominium association
assessments. Said monthly payment represents the balance of \$27,000.00 being amortized over a 30 year period
with a balloon payment after 60 months for the unpaid balance. FIRST PAYMENT DUE 10/1/88

with interest at the rate of 10% per cent per annum payable monthly
on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on September 20, 1988

, 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, 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.

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
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 pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to
Seller duplicate receipts showing timely payment thereof.

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.

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 party
hereto.

9. Purchaser shall keep all building on any time on the premises insured in Seller's name at Purchaser's expense against loss
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the
sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all
payments for loss to be applied to the purchase price, and Purchaser shall deliver the policies therefor to Seller.

Strike out all but one of the clauses (a) through (c).

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RIDER

This rider attached and made part of a certain Installment Agreement for Warranty Deed dated September 15, 1985 is as follows.

1. The parties agree that purchaser shall remit to Seller each month in addition to his monthly payment of principal and interest, an additional amount equal to 1/12th of the real estate property taxes and 1/12th of the annual condominium association assessment.
2. Seller represents that there is an outstanding mortgage of about \$27,000.00 currently open with the Talman Savings & Loan.
3. Seller shall continue paying taxes and association fees in his own name and on a semi-annual basis will provide Purchaser with evidence of payment.
4. Where the provision of this Rider are in conflict with any printed portion of the agreement this rider shall supersede and control.

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5. SELLER SHALL CONTINUE TO PAY THE ~~MORTGAGE~~ OUTSTANDING MORTGAGE DEED TO TALMAN UNTIL SUCH TIME AS IT IS PAID OFF IN FULL BY SELLER. THIS RIDER IS OR AT THE FINAL CLOSING IN 1993

APPROVED

APPROVED

SELLER

BUYER

XXX (c) Seller shall not transfer or assign this agreement or any interest herein in any interest in the property without the knowledge & consent of Purchaser.

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Mail to
RICHARD N. VARRIN
2725 N. STATE ST.
SUITE 501
RIVER WOODS, IL 60071

Property of Cook County Clerk's Office

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