

UNOFFICIAL COPY

Offer to Buy Real Estate

88-450067

To Owner ORCHARD HILL BUILDING COMPANY (STANDARD BANK AND TRUST CO. TRUST #2860)

Address OFFICE - 6280 JOLIET ROAD, COUNTRYSIDE, ILL. - SALES OFFICE - 8938 DORAL LANE, ORLAND PARK, ILL.

I hereby offer to purchase from you the real estate hereinafter described, on the terms and conditions herein set forth, if the order is accepted in FIVE days.

Lot 54 in Orland on the Green Unit No. 3, being a Subdivision in the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 3 and the West 1/2 of the East 1/2 of the Northeast 1/4 of Section 3, all in Township 36 North, Range 12, East of the Third Principal Meridian, recorded September 28, 1977 as Document 24 125 244 in Cook County, Illinois.

Street Number 13732 Timber Trails Road Orland Park, Illinois 60462

Size of Lot AS PER SURVEY

Price \$ 195,075.00

Deposit Herewith (to be returned if offer is not accepted as above) \$ 19,575.00

\$ 19,375.00 by check
\$ 200.00 lot deposit

Encumbrance deducted NONE

Cash to be paid on closing of deal \$ 175,500.00

Balance to be paid as follows: NONE

Contract and Deposit to be held by ORCHARD HILL BUILDING COMPANY

Deal to be closed at office of ORCHARD HILL BUILDING COMPANY - OR LENDING AGENCY

Name of broker NONE

Agreements as to commission NONE

LIENS AND ENCUMBRANCES

- Building Line Agreements.
- Restrictions or Conditions of Record.

THE FOLLOWING ITEMS TO BE PRO-RATED

- Current General Taxes.

TITLE PAPERS

You are to furnish me within fifteen days after completion of home

- Report of Title issued by CHICAGO TITLE INSURANCE CO. and Title Insurance in amount of selling price, brought down to date hereof. Title Insurance furnished in amount of selling price

The undersigned agrees to buy said property at the price stated, and on the terms and subject only to the liens and encumbrances herein stated, and you are to sell and convey the same as aforesaid by Stamped Trustee's Deed including the Release and Waiver of the Right of Homestead. When the said title papers have been furnished, the undersigned shall close the deal within ten days if the title is merchantable, and if the title is not merchantable, the undersigned may, at his option, rescind this contract and have the deposit money refunded, whereupon this contract shall become null and void. But if the undersigned defaults in this contract, the deposit is at your option to be forfeited, as liquidated damages, first paying the real estate broker's commission and expenses incurred, and rendering the balance to you, and the contract shall become null and void. If a Letter of opinion is furnished as aforesaid, you shall, within fifteen days after the deal is closed, furnish a Guarantee Policy in the usual form for the full amount of the purchase price. Notices may be served on either party by mail at their said addresses and no tender of deed or purchase money shall be necessary but a failure to appear upon notice to close the deal at the place mentioned in this contract shall be a default. All prorating shall be as of date of closing of deal and time is of the essence of this contract. And you may remove any objections to the title at the time of closing the deal if the same can be done at such time. Having received One Dollar from the said broker, I agree for the benefit of said owners not to withdraw this offer within the time stated.

SEE RIDER AND SPECIFICATION SHEETS ATTACHED HERETO WHICH ARE HEREBY MADE A PART OF THIS CONTRACT.

Dated March 12, 1988
Walter J. O'Hara

Joseph L. Ruzich (SEAL)
Joseph L. Ruzich

Joy K. Ruzich (SEAL)
Joy K. Ruzich

The above offer is hereby accepted and it is agreed that the said property will be sold and conveyed according to the same.

ORCHARD HILL BUILDING COMPANY

Walter J. O'Hara For (SEAL)

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RIDER AND SPECIFICATION SHEET

PLAN NO. 5731-A-Wellington as a four (4) bedroom floor plan

Address 13732 Timber Trails Road Orland Park, Illinois 60462

This rider attaches to and becomes part of that certain contract dated March 12, 1988, between ORCHARD HILL BUILDING COMPANY, hereinafter called SELLER'S and Joseph L. Ruzich and Joy A. Ruzich (his wife), hereinafter called Purchaser's.

EXCAVATION

- (1) Excavate to install the garage on the right side of the house as you face the house from the street.
- (2) Excavate to extend the foundation of the back wall of the house out towards the back by four (4) feet. Three (3) feet of the extension of the foundation is for the standard four (4) bedroom floor plan and plus one (1) additional foot for a total of four (4) feet. See drawing A and B
- (3) Excavate for a three (3) car garage.
- (4) Excavate for an extension on the side wall of the family room. As per the Wellington Model.
- (5) Excavate for a fireplace on the side wall in the family room. Standard location.
- (6) Excavate for a basement under the bedrooms with a four (4) foot extension off the back of the house.
- (7) Excavate for a crawl space under the front foyer, living room, dining room, kitchen-dinette, and family room.
- (8) Two inches of darched concrete on the crawl space.
- (9) Excavate to install a foundation for a brick arch off front and side of front entry with a return wall off side arch.
- (10) Exterior front elevation # 1.

FOUNDATION

- (1) Install the foundation so the garage will be on the right side of the house as you face the house from the street.
- (2) Install the foundation with a four (4) foot extension of the back wall towards the back yard. A three foot extension of the foundation as a four (4) bedroom floor plan plus one (1) additional foot for a total of four (4) feet See drawing A and B.
- (3) Install foundation for a three (3) car garage. As per the Wellington Model.
- (4) Install the foundation so the family room is enlarged by extending the side wall out into the garage .
- (5) Install a foundation for a fireplace on the side wall in the family room. The standard location.
- (6) Install a foundation for a basement with a four (4) foot extension off the back of the house under the bedrooms.
- (7) Install a foundation for a crawl space under the front foyer, living room, dining room, kitchen-dinette and family room.
- (8) Two inches of darched concrete on the crawl space.
- (9) A foundation for a brick arch off front and side of front entry with a return wall off side arch.
- (10) Standard exterior front elevation # 1.

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RIDER AND SPECIFICATION SHEET

Page One - A

PLAN NO. 5731-A--Wellington as a four bedroom floor plan

Address 13732 Timber Trails Road Orland Park, Illinois 60462

This rider attaches to and becomes part of that certain contract dated March 12, 1988, between ORCHARD HILL BUILDING COMPANY, hereinafter called SELLER'S and Joseph L. Ruzich and Joy A. Ruzich (his wife) hereinafter called PURCHASER'S.

CARPENTRY

- (4) Install the four (4) bedroom floor plan with additional one (1) foot extension off back wall towards the back yard. The four (4) bedroom floor plan has a three (3) foot extension off back wall and with the additional one (1) foot is a total of four (4) feet.
This shows bedroom # 2 inside dimensions approximately 11'6" x 12'0" and bedroom # 1 approximately 15'0" x 12'0". See drawing A and B.
- (5) Install bedroom # 2, bedroom # 3, and bedroom # 4 side wall out to the side by one (1) foot so the side wall will cantilever over the foundation wall by one (1) foot. See drawing A.
- (6) Install the optional up-graded OAK trim package.
 - a. the interior doors, trim, and base board will be oak. All closet poles, hook rails, louvered doors or service doors, if any, will be stock pine. All bi-fold doors will have hardboard or non veneer facing on the inside of closet. Windows and windows grills will be pine.
- (7) Install a pine interior French door between the living room and the dining room. The walls to be framed in under the header to fit a six (6) foot interior French door. See drawing B.
- (8) Install a skylight in the upper hallway leading to the bedrooms. The hall light and smoke detector to be relocated so the skylight can be installed in the middle of the hallway ceiling. See drawing A.
- (9) Omit the two closet bi-fold doors in bedroom # 2 and install drywall, tape and paint the wall and omit the closet wall in bedroom # 1 and install the two (2) Bi-fold doors on the closet in bedroom # 1 (master bedroom) The closet bi-fold doors will open into bedroom # 1 (master bedroom). See drawing A.
- (10) Omit the standard firwood plywood and installed aluminum siding in lieu of the firwood plywood siding.
- (11) Install 3/4 inch THERMAX sheathing on the exterior walls of the house only. *W.O.*
- (12) Install colored aluminum fascia and colored aluminum soffits.
- (13) Install a triple 20" x 58" R.O.W. casement window in the family room. The standard quint flat R.O.W. casement window to be installed approximately ~~two~~ (3) foot off the side wall or fireplace wall and installed on the back wall. The triple 20" x 58" R.O.W. casement window to be installed on the back wall of the family room and approximately one (1) foot off the back door wall. This will create a dinette area with a window like the GRANADA. See drawing B.
- (14) Install a double closet with two (2) bi-fold doors on each side of closet. The closet to be installed on the side wall in bedroom # 2. The closet to be installed from the back wall of bedroom # 2 , accross to the common wall with bedroom # 3. See drawing A.
- (15) Install a vaulted ceiling in the family room. As per the Wellington Model.
- (16) Install two (2) standard skylights in the ceiling of the family room and one (1) skylight in the kitchen. As per the Wellington Model.
- (17) Install the standard Heritage kitchen cabinets.
- (18) The carpet to be installed over 3/4 inch tongue and groove plywood.

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RIDER AND SPECIFICATION SHEET

PLAN NO. 5731-Wellington as a four (4) bedroom floor plan

Address 13732 Timber Trails Road Orland Park, Illinois 60462

This rider attaches to and becomes part of that certain contract dated March 12, 1988, between ORCHARD HILL BUILDING COMPANY, hereinafter called SELLER'S and Joseph L. Ruzich and Joy A. Ruzich (his wife) hereinafter called PURCHASER'S

ELECTRICAL WIRING

- (1) Install electrical wiring for a four (4) bedroom floor plan with 2 1/2 bath rooms.
- (2) Install a electrical box in the center of the ceiling of each of the four (4) bedrooms, keyed to the standard electrical wall switch in lieu of the standard electrical wall outlet. Install four (4) electrical boxes.
The Purchaser's to supply and install own light fixtures or paddle fan.
- (3) Install a electrical box in the center of the beam in the family room, keyed to a separate wall switch.
The Purchaser's to supply and install own light fixture or paddle fan.
- (4) Install two (2) eye balls in the ceiling of the family room, keyed to a dinner switch. The two (2) eye balls to shine on the fireplace.
- (5) Install a 8" x 25" flourescent light fixture under the kitchen cabinet above the kitchen sink in lieu of the standard light fixture on the wall next to the kitchen sink.
- (6) Omit the standard strip light fixture above the mirror in the master bath room and install a electrical box in the ceiling above the mirror and centered with the mirror, keyed to the standard wall switch.
The Purchaser's to supply and install own light fixture or swag light fixture.
- (7) Install a porcelain light fixture in the ceiling of the closet installed in bedroom # 2.

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RIDEN AND SPECIFICATION SHEET

PLAN NO. 5731-A-Wellington as a four (4) bedroom floor planAddress 13732 Timber Trails Road Orland Park, Illinois 60462FREE STANDING **YES** Model No. Roper # F-685 Allowance _____
OVEN & RANGE: Color _____BUILT-IN OVEN **NONE** Model No. NONE Allowance _____
& RANGE: Color _____HOOD: **YES** One (1) for over range unit. If there is a hood, it will be vented to the outside. Allowance _____
The Range Unit in kitchen - Color Roper # 8428DISHWASHER: **YES** Make & Model No. Roper # 8597
Color _____DISPOSAL: **YES** Make & Model No. Roper # 8780AIR CONDITIONING: **NONE****NONE**STYLE OF ROOF: As per model. Standard exterior front elevation # 1ROOF EAVES IF ANY: Same as model home. standard exterior front elevation # 1
TWOSEWERS: The building will have ~~no~~ sump pump and drain tile on the outside of the basement area only.
COPPERPLUMBING: ~~WOOD~~ soil stacks and Copper water lines. Plumbing fixture in White. Kitchen sinks are stainless steel, unless indicated otherwise.

Laundry tub (1)	One single size, Fiberglass laundry tub. installed in basement
Shower stall (1)	Size as per model -- with ceramic tiled walls. master bath room
Bath tub (1)	Five foot tub, cast iron. main hallway bath room
Toilets (3)	Water closet with seat.
Lavatories (3)	Cultured Marble Style.
Kitchen sink	32" x 21" stainless steel sink, double bowl, with spray.
Hot Water Tank	40 gallon, plumbers choice of brand, glass lined.
Sump Pump (2)	Submersible pump, plumbers choice of brand.
Hose Outlets (2)	Two - one in front and one in rear of building.

If any other brand or any other model of plumbing fixtures is desired you must contact the plumber and if there is a difference in the cost, purchaser must pay the difference.

Color of Main Bath fixtures WHITEColor of Powder Room fixtures WHITEColor of Master Bedroom Bath fixtures WHITEColor of Kitchen Sink STAINLESS STEELChanges on plumbing (1) Install a sewer line in the floor of the garage
hooked into the main sewer line.(2) Install a cold water faucet in the garage.(3) Install a water line to the refrigerator for a future ice cube maker.(4) Install a gas shut off valve to the fireplace.The gas shut off valve to be installed in the brick and below the stone
ledgeCARPETING: This carpeting will be installed over 1/2" tongue and groove plywood. Choice of carpeting the standard allowance for Living Room, Dining Room, Hallway, stairs and bedrooms, **and family room.**

CONSTRUCTION SCHEDULING

CONTRACT RIDER IN CONNECTION WITH SELECTIONS AND ANY CHANGES OR ADDITIONS

There are a number of items that you select for your home, and you also have the option of making changes to the building that you have selected. In order to avoid any misunderstandings and to provide the greatest satisfaction in your home YOU SHOULD FULLY UNDERSTAND THE SELECTION PROCESS AND THE TIME LIMITS REGARDING CHANGES TO YOUR NEW HOME.

SELECTIONS

Selections on your home have been divided into two phases, grouped to form ease of coordination. The time limits for each phase are designed to meet the building techniques employed for an orderly delivery of your home. Selections must be made according to the following schedule:

- PHASE ONE Exterior selections must be completed within 15 Days of contract signing.
PHASE TWO Interior selections must be completed within 30 Days of contract signing.

It should be understood that the purchaser is responsible for making selections on time according to the above schedule. If selections are not made on time, the seller is not responsible for late delivery of your home - for any difficulties with mortgage commitments - or for any extra costs as a result thereof.

Your salesman will give you the selection forms which are rather specific and self-explanatory. However, if you have any questions regarding selections, your salesman will be happy to answer these for you. For your convenience, please check with your salesman regarding his availability for selections. Selections should be made during the week and not on Sunday.

From our past experience, it would be best for you to bring a list of all questions you may have regarding the selections on your home, or any changes or additions you may contemplate to your new home.

ADDITIONS OR CHANGES TO CONTRACT

The following schedule must be adhered to. This schedule is necessary to provide an adequate time lead for ordering labor and material, and also because certain stages of construction preclude any changes or additions. (For example, once a foundation is in, we cannot install a Fireplace).

- AT THIS POINT: ANY CONTEMPLATED ADDITIONS OR CHANGES TO THESE ITEMS MUST BE MADE:
- At signing of contract - Changes to the foundation, basement, fireplace, or an increase in the size of the building.
- One week from signing - Changes in windows, structural changes, interior walls, medicine cabinets, door frames, exterior siding, roof eaves, tub color, or Moen faucets for tub/shower or any plumbing rough changes, e.g. gas line to fireplace.
- Three weeks from signing - Changes in electrical rough - moving or adding outlets, installation of an intercom system, or electrical appliances. Changes in heating rough - moving or adding ducts or registers, insulation, adding humidifier, air conditioning, or air cleaner. Or any changes to gutters or soffits.
- Three weeks from signing - Changes in trim, kitchen cabinets, vanities, appliances affecting cabinetry or changes in iron railings.
- Eight weeks from signing - Changes in electrical fixtures, and all other changes.

ANY CHANGE ORDERS WRITTEN AFTER THE SPECIFIC TIME PERIOD HAS ELAPSED CANNOT BE ACCEPTED.

Sellers cannot assume responsibility for installing phone jacks or TV antennas. These two items should be installed about three weeks after shell is constructed. Purchaser is allowed four openings or cut-outs in the drywall for phone and TV antennas. If more than four openings are needed Purchaser will be charged \$4.00 per opening to cover the extra cost of cutting and preparing the drywall.

Many Purchasers will discuss certain changes desired with our Salesmen and obtain a pricing for said changes, but do not make a **definite decision** as to ordering those changes through the completion of a "change order" within the allotted time period mentioned above. It is the Purchasers responsibility to come into the Sales Office and have a "change order" **written and signed** by Purchaser, before the specified time limit for that specific category has elapsed. Purchasers will receive the "Pink" copy, for their records, of any changes, so ordered.

NOTE: NO CHANGE ORDERS WILL BE ACCEPTED IF THE MATERIALS ARE ORDERED OR INSTALLED BY THE CONSTRUCTION DEPARTMENT - AND NO CHANGE ORDERS WILL BE ACCEPTED BY PHONE CALL.

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PLAN NO. 5731-A-Wellington as a four (4) bedroom floor plan

Purchaser Joseph L. Ruzich and Joy A. Ruzich (his wife)
Address 13732 Timber Trails Road Orland Park, Illinois 60462

MISC. ITEMS:

Some of the items in the Wellington Model home plan # 5731-A are a decorative feature or a optional item and are not included in the sales price.

ORLAND ON THE GREEN SUBDIVISION

LOT GRADING: The Home that you are purchasing in ~~Woodstock~~ is built on a section of land that is one of the most beautiful pieces of rolling ground in ~~Woodstock~~ COOK COUNTY

Each lot must be graded a little differently than the other in accordance with the engineer's recommendations and design to insure proper drainage and these grades can not, and must not, be changed by either the Builder or the Purchasers.

These grades have been established and approved by the ~~Woodstock~~ VILLAGE OF ORLAND PARK

INSTALLATION OF CONCRETE:

On any contract signed after the date of August 15th, and with a completion date set for 3 months or longer from signing date, weather conditions most probably will prevent sellers from installing either a concrete driveway and walk, or installing stone for these areas, because of frost in the ground sufficiently deep to prevent proper grading. Also, inefficient completion of the building structure, which requires material deliveries, may preclude this installation.

On buildings which reach a point of construction where there is a question as to whether outside concrete work can or cannot be safely laid, sellers reserve and shall have the sole right of decision as to whether this work will be performed after October 15th, because of possible future damage to concrete due to ensuing weather conditions.

In the event that concrete cannot be safely laid after October 15th, Sellers will install, during the period from October 15th to December 1st, a stoned driveway and stone walk to the main entry door. After December 1st, Sellers will install a plank walk from the curb up to the main entry door.

The outside concrete work will then be completed on or before June 15th.

AVAILABILITY OF MATERIALS:

Due to the problem of obtaining certain building materials, substitutions may have to be made in regards to materials or brand names used in construction of your home, other than those shown in models. In all cases of substitution, - which will only be made when necessary, - materials of comparable quality will be used.

CARE OF CONCRETE:

Salt or chemical de-icers applied to concrete can cause the concrete to scale. Sellers are not responsible for this type of damage.

To minimize any resulting surface problems to your exterior concrete, it is imperative that - NO SALT OR OTHER DE-ICERS BE USED FOR AT LEAST TWO YEARS AFTER THE WORK HAS BEEN COMPLETED.

Even salt or de-icers that your car picks up on the road and then drops off on your driveway and garage floor will cause your concrete driveway and garage floor to scale.

If you wish to help protect your concrete from these hazards, you can apply a transparent sealer. Any building material supply or concrete yard can furnish this sealer.

WARRANTY:

Seller warrants the workmanship and material in the home for a period of one year from the date of closing against defects in material or workmanship in either structural or mechanical work.

As is customarily found in all new construction, nail pops and small cracks may occur in the drywalled walls and the ceiling, not because of faulty workmanship or defective materials, but because of the normal settling of the building. These nail pops and small cracks can be repaired easily, by the purchaser, at the time of the next redecorating. Minor shrinkage and settlement cracks in concrete walks, steps, platforms, driveways, walls, and floors, are unavoidable, and will not be corrected unless the crack is of a magnitude as to substantially interrupt the plane of the surface, or if water infiltration occurs, in which case, Orchard Hill Building Company will be responsible for the correction of that situation within the one year period.

The Manufacturer's Warranty on individual items incorporated in the home shall apply in lieu of the Builder's Warranty, such manufacturer's warranties are, but not limited to, a five year warranty against roof leaks from the roofing contractor, a two year Moen faucet warranty, a five year warranty against leaks in the hot water heater, and a five year warranty on the air conditioning compressor (if air conditioning is ordered through Orchard Hill Building Company).

This warranty does not cover ordinary wear and tear, neglect, or general maintenance connected with ownership of a home. Specifically excluded from any guarantee by Builder are nailpops in drywall, shrinkage or cracks in basement floors, garage floors, sidewalks or driveways, that are not caused by settlement or cracks in foundation walls that do not leak.

UNOFFICIAL COPY RIDER AND SPECIFICATION SHEET

— 5, 5½, 6 MONTH DELIVERY —

PLAN NO. 5731-A-Wellington as a four (4) bedroom floor plan

Purchaser Joseph L. Ruzich and Joy A. Ruzich (his wife)

Address 13732 Timber Trails Road Orland Park, Illinois 60462

TAX PRORATION: ALL PRO-RATING SHALL BE AS OF THE DATE OF CLOSING. The 1988 real estate taxes shall be pro-rated on the basis of the 1987 tax bill. Because of Senate Bill 225, which is effective for 1974, the Assessor is required in the year following occupancy to back assess the owner for the difference between the partial assessment and the completed assessment based on the number of days from the date of occupancy to December 31st of that year. If Lot 54 is back taxed, the bill for the back tax probably will not be mailed until 1989 or 1990. In such event, the back tax on Lot 54 shall be your responsibility. Senate Bill 225 is effective beginning January 1, 1974 for all new construction.

COMPLETION: The building will be substantially completed and ready for occupancy on or before 6 months from which time Purchaser shall close and take possession date of contract signing

Purchaser agrees that a closing shall take place within 5 days from the substantial completion of said building. Substantial completion shall be determined by the verbal or written certificate or temporary certificate of occupancy from the local municipality. In the event a closing does not take place during this specified time, the Purchaser shall pay Sellers \$20.00 per day to partially compensate the Sellers for the daily cost of interest, insurance, taxes, maintenance, utilities, etc. on a completed building that is standing unoccupied, from the date of the occupancy approval, through the date of closing. However, in any event, should a closing not take place within ten days from the occupancy approval, the Purchasers shall be in default under the terms of this contract.

The completion date as outlined above shall be adhered to as closely as possible. However, for contracts providing for a mortgage contingency or requiring approval of a mortgage, it is at the Sellers sole option to extend the delivery date by the number of days that it took, from the date of contract signing, to obtain the written mortgage approval from the lender. Such delays will extend said completion date for an amount of time, equal to the delay caused by said occurrences. Change, made by Purchasers to the contract after the time of the contract signing, will extend the completion date the necessary amount of time needed by the Sellers to allow said changes to be made. Failure of Purchasers to make all selections on time will prevent Sellers from meeting schedule dates. Sellers shall not be liable for any loss or damage resulting from delay in the construction of the home caused by the many uncertainties, such as, changes made by the Purchasers, or occurrences beyond the control of the Seller, such as delay in the expedient issuance of permits and timely inspections by the local municipalities, labor difficulties, strikes, labor or material shortages, delays caused by sub-contractors, delay in receipt of materials, or utilities being installed, government order or regulation, fire, riot, mob, severe or inclement weather conditions that prohibit work or delay schedules, or Acts of God.

In any event, the Purchasers and Sellers mutually agree that time is of the essence and both parties will make every effort to mutually fulfill the terms outlined in this contract.

With any completion date scheduled for a late fall, winter or spring delivery, certain outside items of construction such as concrete flat work, outside painting, gutters, and spreading of top soil, may not be completed at time of completion of the interior portion of the building. This work will be completed as early as possible in the spring consistent with the weather conditions encountered, but not later than June 15th. The closing date will not be affected, as long as the interior portion of the building is ready to occupy, and the Purchasers shall and will close on the building with the Sellers as if the said outside work was completed.

In the event certain material is unavailable, Purchaser will re-select immediately and if the construction of the home is delayed by the Purchaser's failure to make new selections within five days after being advised by Seller of the unavailability of the materials selected, then the Purchaser shall pay Sellers \$20.00 per day for each day they delay the home by failure to make new selections. Failure of Purchasers to make all selections on time will prevent Seller from meeting schedule dates.

Unless specific changes are noted in this contract, the Sellers will assume that the home which is being built for you at 13732 Timber Trails Road Orland Park, Illinois 60462 is according to P.L.N. NO. 5731-A-Wellington and will build house according to same. Any changes to the above specifications must be in writing and signed by both the Purchaser or Purchasers and Seller and given to the builder in triplicate along with a check or money order to cover the additional cost, if any, of the change. No changes will be made unless in writing and signed by Purchaser or Purchasers and Seller and paid for in advance. If construction has reached a certain stage that prohibits changes or if materials have already been ordered, or if they have been installed, no changes can be made or will be accepted by Sellers. The Purchasers understand that no agreements or changes, unless in writing, are binding on the Contractor or Sellers.

All notices and demands herein shall be in writing. The mailing of a notice by registered mail to the Sellers at 6280 Joliet Road, Countryside, Illinois 60525, or to the Purchasers at 14116 Trenton Ave. Orland Park, Illinois 60462 shall be sufficient service thereof.

Purchasers Joseph L. Ruzich
Purchasers Joy A. Ruzich
Home Telephone Number 349-3546
Work Telephone Number 449-2090 (his)

**ORCHARD HILL BUILDING COMPANY
— FARMINGDALE DEVELOPMENTS —**

Walter J. O'Hara For

The signing of this Contract signifies that the Purchaser(s) accepts all the provisions expressed therein in the contract and on all 6 pages of the Rider and Specification sheets included with this Contract, and the selection timetable sheet.

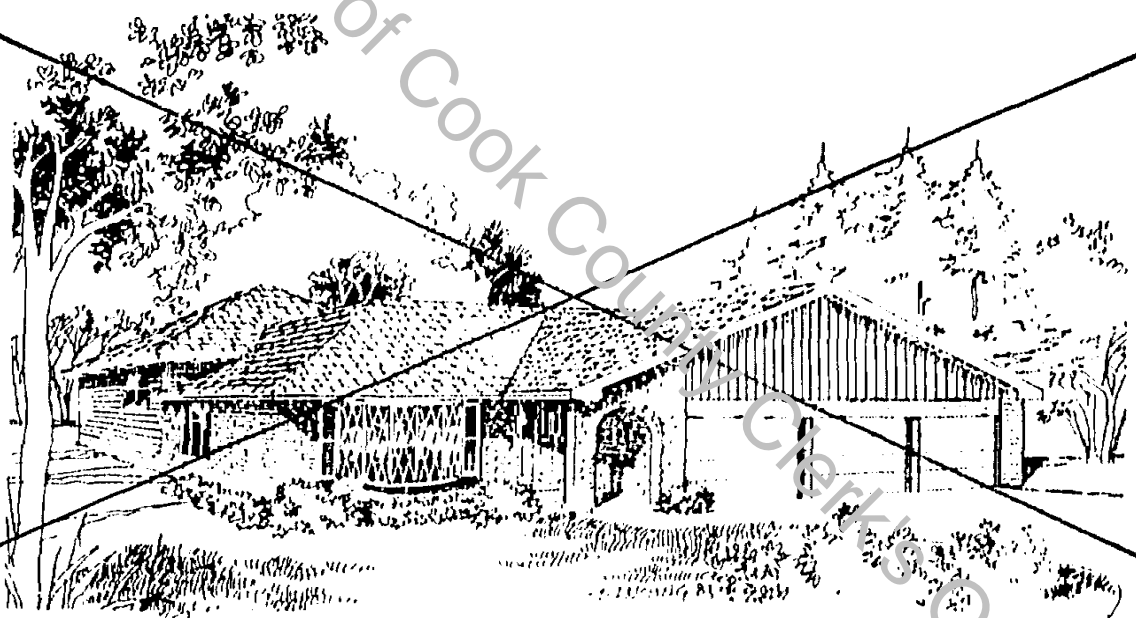
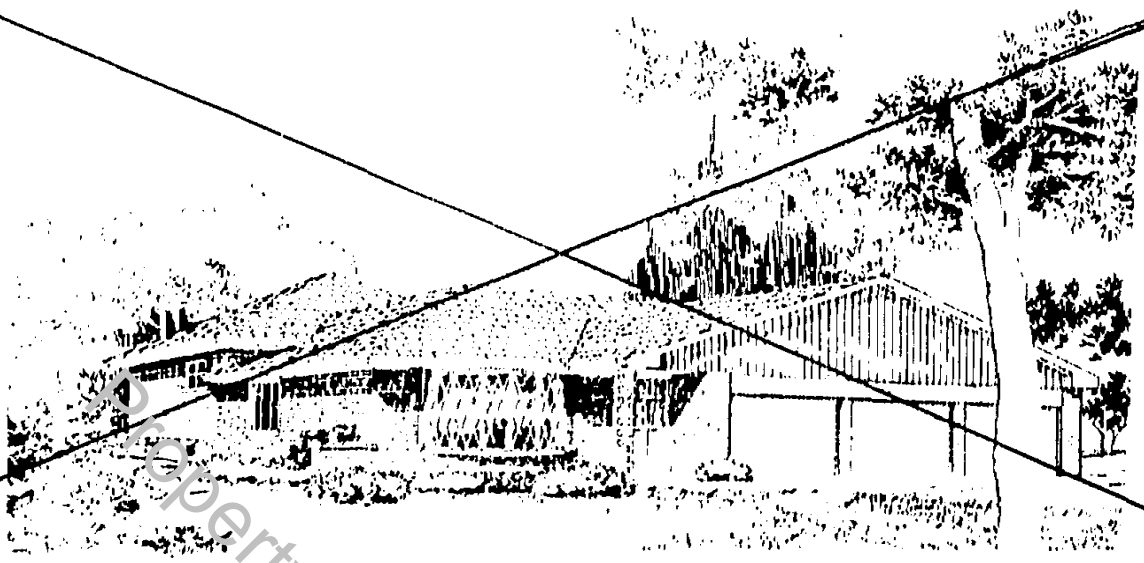
DATE CONTRACT SIGNED

March 19, 1988

—88-450067

UNOFFICIAL COPY

WELLINGTON PLAN # 5731-A



EXTERIOR FRONT ELEVATION #1



GARAGE ON THE RIGHT SIDE OF HOUSE AS YOU FACE THE HOUSE FROM THE STREET.

Illustrations are artist concepts and may vary from plans and specifications

-88-450067

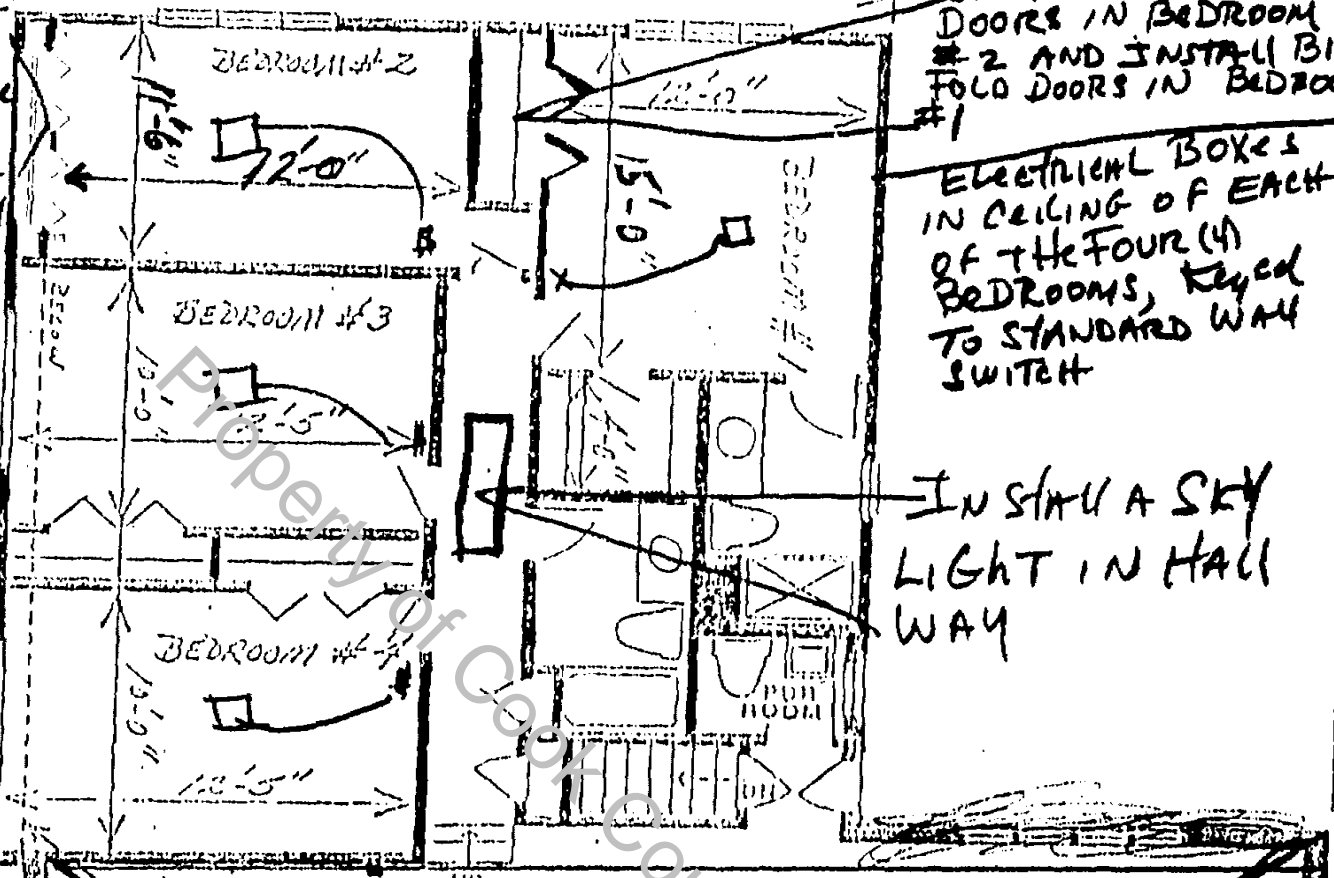
INSTALL
DOUBLE
CLOSET
ON SIDE
WALL
BED
ROOM
2

OMIT CLOSET BI-FOLD
DOORS IN BEDROOM
2 AND INSTALL BI-
FOLD DOORS IN BEDROOM
1

ELECTRICAL BOXES
IN CEILING OF EACH
OF THE FOUR (4)
BEDROOMS, KEYED
TO STANDARD WAY
SWITCH

INSTALL A SKY
LIGHT IN HALL
WAY

70'-6"



FOUNDATION SIDE
BEDROOM - 2nd Room
28'x62" WALL COVERED
120" OVER FOUNDATION

DINING ROOM
14' 0" X 11' 0"

See DRAWING
B FOR FLOOR
PLAN.

LIVING ROOM
12' 0" X 18' 0"

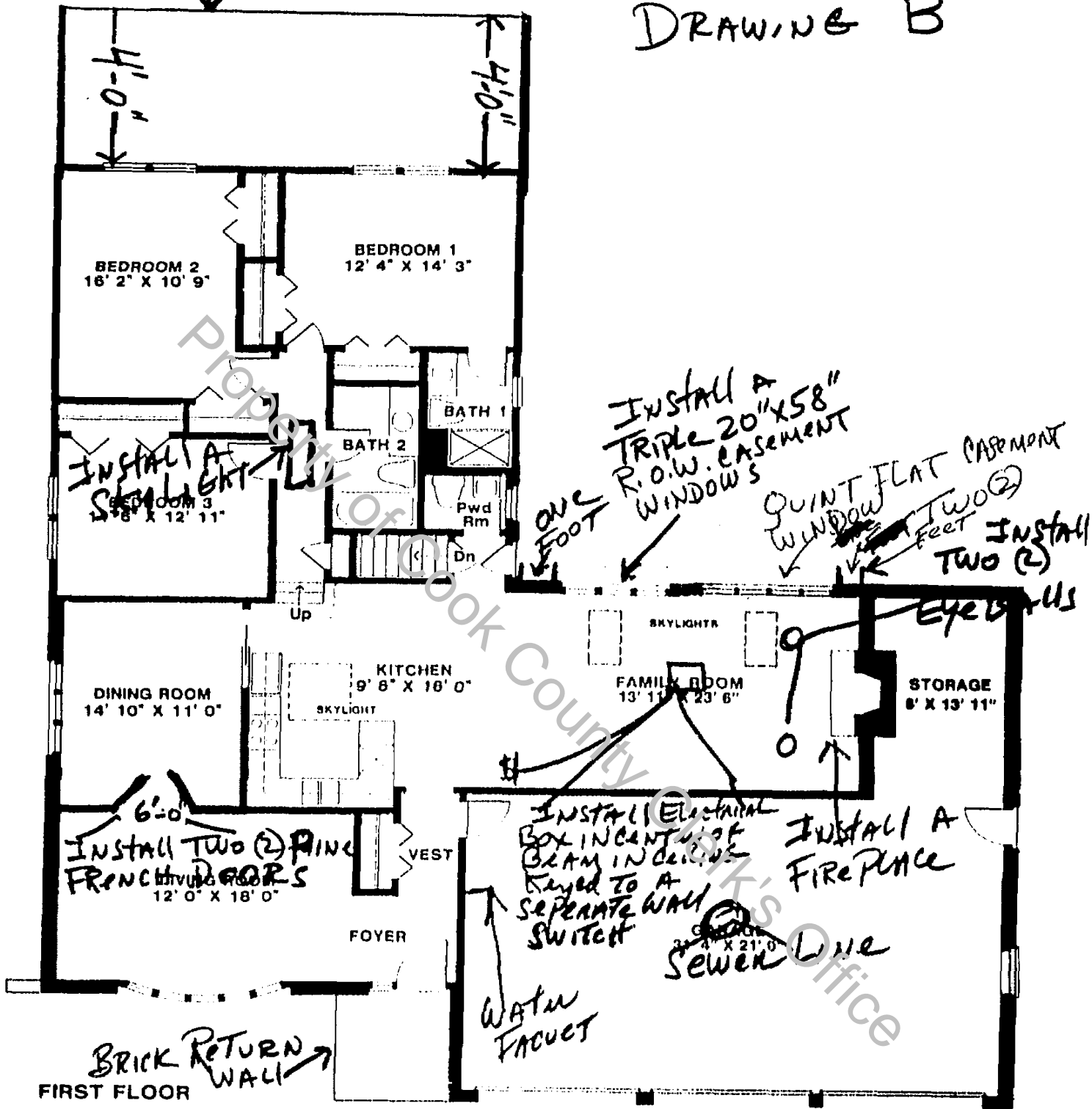
GARAGE
21' 0" X 18' 0"

88-470057

FIRST FLOOR

Handwritten signature

DRAWING B

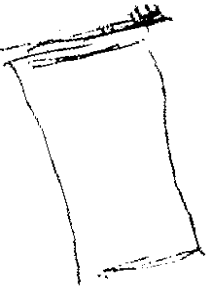


GARAGE ON RIGHT SIDE OF HOUSE

All dimensions shown are approximate
ORLANDO ON THE GREEN

98-450067

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

Orchard Hill Building Company

BUILDERS · LAND DEVELOPERS · GENERAL CONTRACTORS

6280 JOLIET ROAD · COUNTRYSIDE, ILLINOIS 60525

2000
PREMIUM

JOSEPH L. (312) 452-8900

Date FEBRUARY 27 1988

Received from JOY A. RUZICH

Address 14116 TRENTON AVE ORLAND PARK, ILL. 60462

Telephone 349-3546 (Home) 449-2090 (His) (Business)

\$ TWO HUNDRED AND NO/100 (Dollars)

As a temporary deposit on lot 54 address 13732 TIMBER TRAILS ROAD

in the ORLAND ON THE GREEN subdivision, ORLAND PARK, ILL. To be improved with a

Wellington model. The time limit on this deposit is 21 days from the above date.

This deposit is fully refundable.

NOTICE TO PURCHASER
 The salesperson who receives this deposit will be the salesperson you will work with while building your home.

Walter J. Hana

ORCHARD HILL BUILDING CO.
GALLAGHER & HENRY

88-450067

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Orchard Hill Building Company

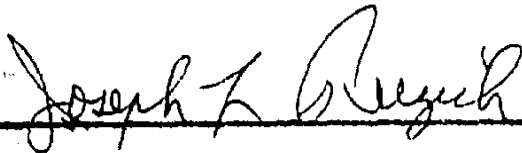
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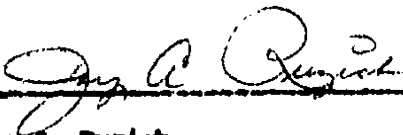
(708) 482-8900

Joseph L. Ruzich
Joy A. Ruzich
13732 Timber Trails Road
Orland Park, Illinois 60462
Orland On The Green
Lot 54
Wellington Model
Plan 5731-A

The above Purchaser's for the purchase of the property commonly known as 13732 Timber Trails Road in Orland Park, Illinois 60462, understand that with this contract to purchase there is no mortgage contingency clause and the Purchaser's are obtaining their own mortgage.



Joseph L. Ruzich



Joy A. Ruzich

DATE

3/19/88

-88-450057

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BUILDERS · LAND DEVELOPERS · GENERAL CONTRACTORS

6280 JULIET ROAD · COUNTRYSIDE, ILLINOIS 60525

(708) 482-8900

Re-cap of the sales price of the Wellington Model as a four (4) bedroom floor plan # 5731-A to be built at 13732 Timber Trails Road in Orland Park, Illinois 60462 for Joseph L. Rusich and Joy A. Rusich (his wife) in Orland On The Green subdivision on lot 54.

Base price of the Wellington.....\$ 172,600.00

Plus additional optional items.

(1)	Lot premium.....	\$ 2,000.00
(2)	Install a standard fireplace.....	\$ 3,250.00
(3)	Install the four (4) bedroom floor plan.....	\$ 6,780.00
(4)	Extend the back wall out an additional one (1) foot.....	\$ 1,830.00
(5)	Install optional up-graded 150,000 BTU input furnace.....	\$ 100.00
(6)	Install the optional up-graded (W) trim package.....	\$ 1,400.00
(7)	Install a pine French interior door between the living room and the dining room. To be frame in with a six (6) foot opening for door.....	\$ 740.00
(8)	Install a skylight in the upper hallway leading to the bedrooms.....	\$ 750.00
(9)	Install a brick return wall off the side porch on front entry.....	\$ 150.00
(10)	Install a floor drain and water faucet in the garage.....	\$ 695.00
(11)	Install a electrical box in the center of the ceilings of each of the four (4) bedrooms, keyed to the standard wall switch.....	\$ 180.00
(12)	Install a electrical box in the center of the beam in the family room, keyed to a separate wall switch.....	\$ 85.00
(13)	Install two (2) eyeballs in the ceiling of the family room, keyed to a dimmer switch.....	\$ 180.00
(14)	Install a 8"x25" fluorescent light fixture under the kitchen cabinet above the kitchen sink in lieu of the standard wall light fixture.....	\$ 45.00
(15)	Install 3/4 inch THERMAX sheathing on the exterior walls of house only..	\$ 1,525.00
(16)	Install colored aluminum fascia and colored aluminum soffits.....	\$ 1,622.00
(17)	Install a water line to the refrigerator for future ice cube maker.....	\$ 55.00
(18)	Install a triple 20"x58" R.O.W. casement window in the family room.....	\$ 738.00
(19)	Install a double closet on the side wall in bedroom # 2.....	\$ 350.00
(20)	Omit the strip light fixture above the mirror in the master bath room and install a electrical box in the ceiling with the center of the mirror. Purchaser's to supply own swing light fixture.....	\$ N.C.
(21)	Omit the standard firwood plywood and install colored aluminum siding..	\$ N.C.
(22)	Omit the two (2) bi-fold doors in bedroom # 2 and install the two (2) bi-fold doors in bedroom # 1. The master bedroom.....	\$ N.C.
(23)	Standard exterior front elevation # 1.....	\$ N.C.
TOTAL SALES PRICE.....		\$ 195,075.00

date of deposit
date of price increase
date of effected price increase

February 27, 1988
March 7, 1988
March 27, 1988

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Orchard Hill Building Company

BUILDERS · LAND DEVELOPERS · GENERAL CONTRACTORS

6280 JULIET ROAD · COUNTRYSIDE, ILLINOIS 60525

(312) 582-8900

Wallington Model

Plan # 5731-2

13732 Timber Trails Road

Orland Park, Illinois 60462

Orland On The Green Subdivision

Lot 54

Base price of the Wallington Model includes the following items as standard .

- (1) three (3) car garage.
- (2) Brick over the garage doors.
- (3) Clipped brick corners over the garage doors
- (4) Three (3) nine foot metal garage doors.
- (5) Enlarged family room.
- (6) Two (2) skylights in the family room.
- (7) A vaulted ceiling with a beam in the family room.
- (8) R.O.W. casement windows thru-out the house.
- (9) Triple R.O.W. casement windows in the bedroom.
- (10) One (1) skylight in the kitchen.
- (11) A 340 pd roof.
- (12) A 16 foot wider concrete driveway.
- (13) A double arched front entry.
- (14) A bow window off the front wall in the living room.
- (15) Firwood plywood siding.
- (16) Dashed concrete on the crawl space.
- (17) A storage area in the garage.

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION RIDER

Lot 54 in Orland on the Green Unit No. 3, being a subdivision of the East 1/2 of the West 1/2 of the North East 1/4 of Section 3 and the West 1/2 of the East 1/2 of the said North East 1/4 of Section 3, Township 36 North, Range 12 East of the Third Principal Meridian, in the Village of Orland Park, Cook County, Illinois.

P.I.N. 27-03-216-018-0000 Vol 146

Property Address: 13732 Timber Trails Dr., Orland Park, Illinois

Heritage Standard Bank and Trust Company, now known as Standard Bank and Trust Company, a Corporation of Illinois, as Trustee under Trust Agreement Dated July 15, 1985 and known as Trust Number 9754.

ORCHARD HILL BUILDING COMPANY

GALLAGHER & HENRY

RETURN TO:

BERNARD P. MULVANEY SR.
8072 W. 95TH STREET
HICKORY HILLS, ILLINOIS 60457

DATE 01 136.00
TIME 1304 7966 09/30/88 09:04:00
INDEX # 27-03-216-018-0000
COOK COUNTY RECORDER

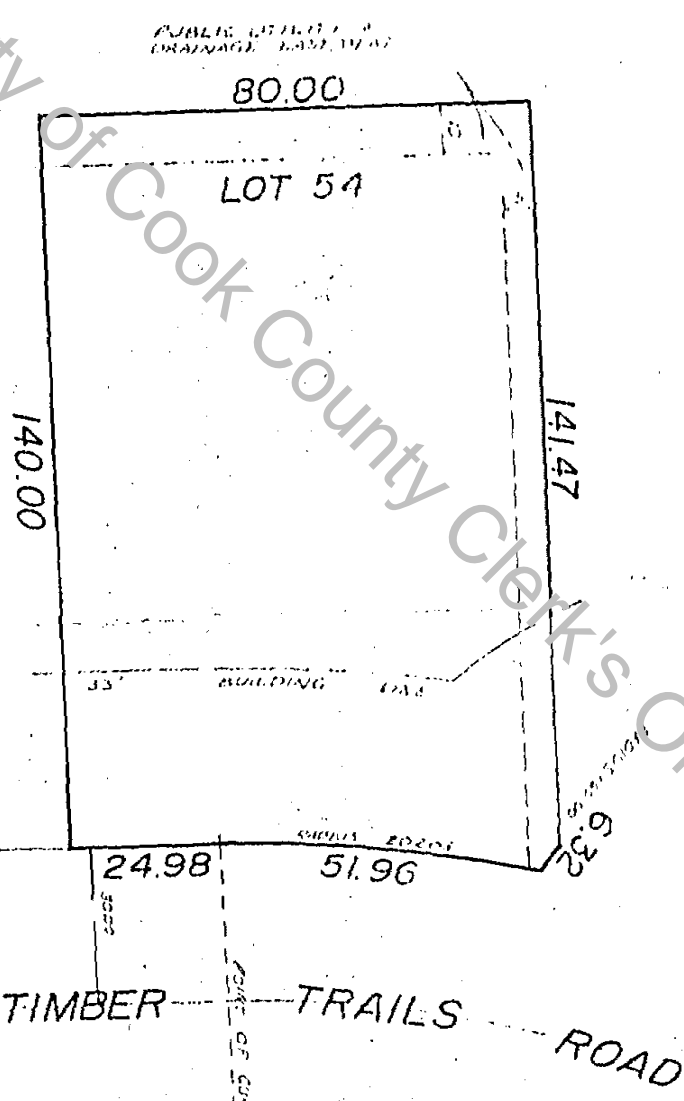


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PLAT OF SURVEY

LOT 54 IN ORLAND ON THE GREEN UNIT #3, BEING A SUBDIVISION OF THE EAST 1/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, AND THE WEST 1/4 OF THE EAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 31, AND THE WEST 1/4 OF THE EAST 1/4 OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.



STONELAKE SURVEY COMPANY
REGISTERED LAND SURVEYOR
1660 S. WYFIELD AVENUE
CHICAGO, ILLINOIS 60608
PHONE (312) 366-7010

1973 TIMBER TRAILS ROAD
OWNER
CALLAGHER & HENRY
COESEN
1968
1968
1968
NEED TO CHECK TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS. NO WARRANTIES ARE TO BE ASSUMED BY SCALING.

STATE OF ILLINOIS
COUNTY OF COOK
I, MARION B. STONELAKE, LAND SURVEYOR AND SURVEYOR OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF CORRECT AT 67 FATHOMS.

DATE _____

88-450067

