

## SALES CONTRACT AND FINANCING AGREEMENT

I Michael E. Becker ("Purchaser") agree to purchase at the price listed below on the terms outlined herein, the following described real estate, in Cook County, Illinois:

507-11-31-413-003-000

Lot 15; Block 6; in W.M.L. Wallen's addition to Roger's Park, a subdivision of the N.E. 1/4 of the S.E. 1/4 of the Section 31 Township 41 Range 15.

commonly known as 6621 N. Clark St., Chicago, Illinois 60626, together with all easements and property rights, associated with the afore mentioned real estate, which run with the land or which Andrew F. Becker and Carmen Becker, his wife, ("Sellers") have a right to convey.

Purchaser also agrees to purchase the following personal property on the terms outlined herein:

(A) All furniture and fixtures attached to the real estate including but not limited to the carpeting, blinds, shades, plumbing, electrical work, refrigerator, stove, and clothes washer and dryer.

(B) All of the assets used in the operation of Becker's Bakery, excluding cash, accounts receivable, and ingredients inventory.

(C) All of the Goodwill of Becker's Bakery attributable to its numerous years of existence in the area.

Sellers agree to sell the real estate and personal property listed above at the terms and price set forth herein, and to convey or cause to be conveyed to Purchaser or Purchaser's or Purchaser's estate's nominee by a recordable warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements; (c) party wall rights and agreements; (d) general taxes, excluding special taxes for work completed before November 1, 1988 as well as taxes already accrued but not yet billed, for the period beginning November 1, 1988 and thereafter; (e) payment in full of the installment agreement incorporated hereto and made a part hereof.

The time of closing shall be at the date listed below. Sellers agree to surrender possession of the assets listed above to Purchaser on November 1, 1988.

Furthermore, it is agreed that this contract and financing agreement shall bind all parties made a part hereof as well

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as their heirs, assigns or any other persons or entities acquiring any interest in the afore mentioned assets or in this agreement.

In consideration of Purchaser agreeing to purchase the afore mentioned assets from Sellers, Sellers agree to finance the sale as follows:

ASSETS	PURCHASE PRICE	DOWN PAYMENT	AMOUNT FINANCED
Real Estate	\$70,000	\$5,000	\$65,000
Personalty	\$53,000	\$3,000	\$50,000
Goodwill	\$ 2,000	\$2,000	0

Total Amount financed is \$115,000 (One Hundred Fifteen Thousand, at 9.5% interest for twenty years. Payment of the afore mentioned debt shall be as follows:

- (A) Down Payment of \$10,000 due November 1, 1988.
- (B) Bi-weekly Installments of \$494.39 beginning November 15, 1988 and continuing until September 23, 2008.
- (C) Final payment of \$501.65 due on October 7, 2008.

All payments on account of this indebtedness shall be first applied to interest on the unpaid principal and the remainder to principal. All payments on account of this agreement shall be at such place as the legal holder of this note may from time to time appoint. Purchaser expressly retains the right to pre-pay this note without penalty and with full credit for all unearned interest.

The collateral for this agreement shall be the assets listed above as well as all of the personal assets of Purchaser. Seller's maintain their right to foreclose on any and all of the assets listed as collateral in the event of a default by Purchaser. Default by Purchaser for purposes of this contract means that Purchaser has failed to make a payment in accordance with the terms set forth herein and after 30 days written notice from the legal holder of this note that Purchaser is in default Purchaser has failed to cure said failure or defect.

This contract is intended to be the full and integrated agreement of the parties. This agreement shall be interpreted under the laws of Illinois. Any dispute arising under this agreement shall be tried in the courts of Illinois and in no case shall an arbitrator be assigned without the full consent of all the parties hereunder. If for any reason any clause of this contract shall be

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considered by the courts to be invalid, such clause shall be stricken and full effect shall be given to the remaining clauses.

DATED:

10-22-88

SIGNED

Andrew F. Becker  
Andrew F. Becker

Carmen Becker  
Carmen Becker

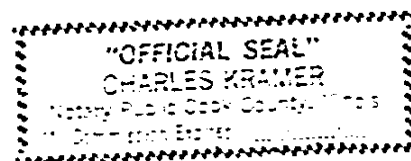
Michael E. Becker  
Michael E. Becker

IN WITNESS WHEREOF, I, the undersigned, a Notary Public in and for the County of Cook, Illinois DO HEREBY CERTIFY that Michael E. Becker, Andrew F. Becker, and Carmen Becker 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

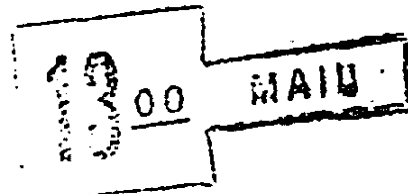
Given under my hand and Seal this 22 day of Oct 1988.

My Commission expires: 8/10/91

Charles Kramer  
Notary Public



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Mail To:

Andrew F. Becker  
6621 N. CLARK ST.  
Chicago, IL 60646

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