

UNOFFICIAL COPY

88-517737

AGREEMENT, made this 20 day of July, 1977, between

Seller and

Purchaser:

WITNESSETH, that if Purchaser shall just make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's 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:

The East 1/2 foot of Lot 1, all of Lot 2, the North 1/2 of Lot 3, the West 1/2 of Lot 4, the West 1/2 of Lot 5, the West 1/2 of Lot 6, the West 1/2 of Lot 7, and all of Lot 8, 9, 10, 11 and 12 of a certain block and also the South 1/2 of Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of a certain block, all lying North of and adjacent to the alley known as the alley between 11th and 12th streets, City of Chicago, Cook County, Illinois.

Permanent Real Estate Index Number(s): 11-02-03-01-000001 through 11-02-03-01-000012

Address(es) of premises: 1127th Street, Harvey, Illinois

and Seller further agrees to furnish to Purchaser on or before August 1, 1977 at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by (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

the price of Eighty Two and 00/100 (\$82.00) Dollars in the manner following, to-wit:

Twenty Nine and 00/100 (\$29.00) on the date hereof, and Five Dollars and 00/100 (\$5.00) each month

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

Possession of the premises shall be delivered to Purchaser on July 20, 1977, 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 of the premises. General taxes for the year 1977 are to be prorated from January 1 to such date 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 and special assessments heretofore levied falling due after the 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, with interest at 10 per cent per annum until paid.

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 parties hereto.

9. Purchaser shall keep all buildings at 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 on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

88-517737

157
R-11-77
Real Estate Services #

UNOFFICIAL COPY

Received on within Agreement
the following sums

DATE INTEREST PRINCIPAL RECEIVED BY

of this agreement.

" OFFICIAL SEAL "
DARLENE O. MEYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/1/2004

1205 So. Western Ave.
Chicago, Ill. 60604
Blue Island, Ill. 60404

Barbara C. Meyer

4822-588

GEORGE E. COLE
LEGAL FORMS

1. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such taxes and any amount so paid shall become in addition to the purchase price immediately due and payable to Seller, with interest at _____ percent per annum until paid.

2. In the event of the failure of Seller to make any of the payments or any part thereof or portion of the Seller's commitment hereunder, the agreement shall, at the option of Seller, be forfeited and determined and Seller shall forfeit all payments made on this agreement, and such payments shall be returned by Seller to full satisfaction and as liquidated damages by Seller warranted, and in such event Seller shall have the right to re-enter and take possession of the premises at once.

3. In the event the agreement shall be deemed null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, the agreement shall be null and void and be conclusively determined by the filing by Seller of a written declaration of forfeiture hereon in the Recorder's office of said County.

4. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller, without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

5. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller against Purchaser on or under this agreement.

6. The remedy of forfeiture herein given to Seller shall not be exhausted by any other remedy that Seller shall in any event have, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

7. Purchaser hereby warrants, covenants, agrees and agrees to defend, indemnify and hold Seller harmless, on default by Purchaser of any of the covenants and agreements herein, to cause Purchaser's appearance in any court of record, waive process and service of process, and consents judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the cost of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgment of the court. Purchaser hereby expressly waiving all right to any notice or demand and any statute in this State with reference to such an action. If there be more than one person above designated in this paragraph, the power and authority in this paragraph given to Seller shall be exercised jointly and severally.

8. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

9. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at 262 W. 147th Street, Harvey, IL, or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

10. 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.

11. Seller warrants that no 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 (1) years of the date of execution of this contract.

12. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

13. IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

Sealed and Delivered in the presence of
John Meyer

14720 So. Wood Street
Harvey, IL
or to the last known address of either party, shall be sufficient service thereof.

19. 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.

20. Seller warrants that no 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 (1) years of the date of execution of this contract.

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

22. Upon any default by Purchaser to make any of the payments, Seller shall be entitled to interest at the rate hereunder for 30 days, Seller shall be entitled to interest at the rate of 18% per annum of any amounts due and unpaid and upon a default of 60 additional days, Seller shall have the right of forfeiture

262 W. 147th Street
Harvey, IL 60627
14720 So. Wood Street
Harvey, IL 60627