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AGREEMENT made this 8th day of January 19th between
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally,
but solely as Trustee under Trust No. 47648 Seller, and

MARK J. AHN and RHONDA BROWN-AHN, his wife

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 stamped recordable

Trustees 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:

See Exhibit "A" attached hereto

Permanent Real Estate Index Number(s): 14-28-104-090-1015

Address(es) of premise: Unit 741-3, 3115 North Halsted, Chicago, Illinois

and Seller further agrees to furnish to Purchaser on or before July 1, 1991, 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 Chicago Title Insurance Co., (b) commitment ~~for registration of title~~ showing merchantable title in Seller on July 1, 1991, 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 Howard Stern, 205 West

Wacker Drive, Suite 202, Chicago, Illinois 60606

the price of Fifty-six-thousand five-hundred and no/100 (\$56,500.00)
Dollars in the manner following, to-wit:

See Rider "A" attached hereto

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Possession of the premises shall be delivered to Purchaser on January 7, 1988

, provided that Purchaser is not then in default under this agreement.

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 **1988** 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; and Exception Nos. 2 through 11 appearing on Schedule "B" attached to Chicago Title Insurance Co. Owner's Policy 67-22-410, dated 10/17/79.

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. *and condominium assessments.

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 Seven 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 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

and have any voice in such a matter as hereto.

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Received on within Agreement
- the following sums

THIS INSTRUMENT PREPARED BY
NEAL M BCS
150 N WACKER DR
CHICAGO, ILLINOIS 60606

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RIDER "A"

The sum of Six Thousand Five Hundred Dollars (\$6,500.00) payable on the date hereof, with the balance of Fifty Thousand Dollars (\$50,000.00) together with interest on such balance remaining from time to time unpaid at the rate of Ten and five-eighths percent (10-5/8%) per annum in installments as follows: Commencing on February 1, 1988, there shall be paid the sum of \$344.02, with \$19.37 to be applied to principal, with the balance being interest (at the aforesaid rate) for the period ending January 31, 1988. Thereafter, commencing on March 1, 1988, and on the first day of each month thereafter, through to and including June 1, 1991, there shall be paid on account of principal and of interest (at the rate aforesaid) the sum of Four Hundred Sixty Two and 08/100 dollars (\$462.08) until the aforesaid balance is fully paid except the principal balance outstanding hereon together with all unpaid interest thereon shall be due and payable and payable without notice or grace on July 1, 1991.

THIS IS A BALLOON PAYMENT AND ON SAID DATE A SUBSTANTIAL PORTION OF THE PRINCIPAL AMOUNT WILL REMAIN UNPAID BY THE MONTHLY PAYMENTS ABOVE REQUIRED.

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RIDER "B"

R-22

In addition to the payments due hereunder, Purchaser shall, commencing February 1, 1988, deposit with Seller as aforesaid at the time of each required monthly payment, an amount equal to one-twelfth (1/12th) of the annual amount of general real estate taxes reasonably estimated by Seller to be applicable to the premises. No interest shall be due Purchaser on such deposits.

R-23

Purchaser agrees to pay, on a timely basis, all regular and special condominium assessments affecting the premises. Purchaser further agrees to abide by all applicable condominium documents, rules, and regulations.

R-24

Purchaser acknowledges that late payment by Purchaser to Seller of any sums due under this Agreement will cause Seller to incur costs not otherwise contemplated, the exact amount of which will be extremely difficult to ascertain. Accordingly, if any installment, payment, or any other sum due from Purchaser shall not be received by Seller as set forth above within seven (7) days after such amount shall be due, Purchaser shall pay to Seller a late charge equal to five percent (5%) of such overdue amount. The parties agree that such late charge represents a fair and reasonable estimate of costs Seller will incur ~~by reason~~ ^{for} ~~of~~ ^{as} late payment by Purchaser.

R-25

Seller shall bear the cost of all state and county transfer taxes by reason of the aforesaid Deed; and Purchaser shall bear the cost of all such taxes imposed by the City of Chicago.

R-26

All obligations of Purchaser shall be joint and several. Non-performance by Purchaser under any provisions of this Rider shall also constitute a default under the Agreement.

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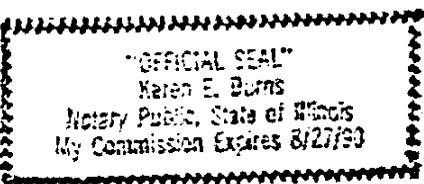
6 9 2 1 3 6 1 2

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Karen E. Burns, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael William and Peter E. Johnson, respectively, of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, a corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such WICHLER and Johansen, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth; and the said Michael William then and there acknowledged that he, as custodian of the corporate seal, did affix the corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____
day of JAN 07 1988, A.D.


Notary Public



My commission expires:

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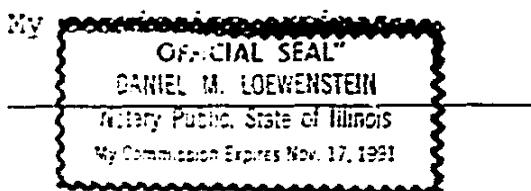
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STATE OF ILLINOIS)
COUNTY OF COOK)
SS

I, DANIEL M LEIBENSTEIN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK J. AHN and RHONDA BROWN-AHN, his wife, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the foregoing instrument as their free and voluntary acts for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th
day of January, 1988, A.D.

Donald M. Ross Jr.
Notary Public



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EXHIBIT "A"

Unit Number 741-3 in Victorian Lane Condominiums as delineated on a survey of the following described real estate:

Certain lots in the subdivision of the north 93.4 feet of the west 506.8 feet (except that part taken for Halsted Street) of Lot 2 of Bickerdike and Steele's Subdivision in the west 1/2 of the northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also sub-lot 1 in the subdivision of Lot 21 in Oak Grove Addition to Chicago in the west 1/2 of the northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except the south 77 feet 4-3/16 inches of said Lot 21) together with the private street known as California Terrace, all in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 24879193 as amended by Document Number 24931047 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as Unit 741-3
 3115 North Halsted Street
 Chicago, Illinois

Permanent Tax No.: 14-28-104-090-1015 *Qm*

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MARK

NEAL M. ROSS
150 N. WACKER DR.
CHICAGO, IL 60606



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