

UNOFFICIAL COPY 88023504

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

AGREEMENT, made this 18th day of December, 19 87, between
ROBERT IRVINE and LUCILLE M. IRVINE, his wife, and
RAYMOND S. BRIGEL and DOROTHY R. BRIGEL, his wife, Seller, and

ROOSEVELT GLASS, SR. and ROOSEVELT GLASS, JR., Joint Tenants, 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 Stamped 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 21 in Block 4 in Parmly's Normal Park Addition in the North West quarter of Section
28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, \$12.00
#0030 * r * 88-023504
COOK COUNTY RECORDER

PIN# 20-28-108-019 K
Property Address: 7251 South Halsted Street, Chicago, Illinois 60621

and Seller further agrees to furnish to Purchaser on or before December 18, 19 87, 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
Attorneys' Title Guaranty Fund, Inc., (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 _____ and until such designation in
c/o Raymond S. Brigel, 7529 Palos Avenue, Palos Heights, Illinois

the price of Fifty Thousand and no/100 (\$50,000.00) Dollars in the manner following, to-wit: Monthly payments of \$758.71 commencing February 1, 1988 and
due on the 1st day of each month thereafter until the full principal balance is paid,
which final payment shall not be later than January 1, 1996.

with interest at the rate of 10 per cent per annum payable in the above payment of \$758.71
on the whole sum remaining from time to time unpaid.
Possession of the premises shall be delivered to Purchaser on _____ date of closing 88-023504

_____ 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 19 87 are to be paid by Seller 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. Payment to be made when bill is issued.

It is further expressly understood and agreed between the parties hereto that:

- 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; 1 (a) The effective date of closing this transaction shall be December 31, 1987. No prorations are to be made.
- 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.
- 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 12 per cent per annum until paid.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

*Strike out all but one of the clauses (a), (b) and (c).

Box 360

12.00

