

UNOFFICIAL COPY

88039647

MEMORANDUM OF AGREEMENT FOR WARRANTY DEED

This Memorandum of Agreement is made and entered into this 21st day of January, 1988 by and between BENJAMIN P. TORGERSEN ("Seller") and IRA N. HELFGOT and MAUREEN A. McGUIRE HELFGOT ("Purchasers").

WITNESSETH:

1. The parties have entered into Articles of Agreement for Warranty Deed dated January 21st, 1988 to supercede a previous Real Estate Contract dated July 29, 1987. This Memorandum is the recorded form of such Articles of Agreement.

2. The premises which is the subject of such Articles of Agreement, is described as follows:

Lot 7 and the north side seat of Lot 8 in Talcott Terrace being a subdivision of Lot 2 in division of 42 acres of land, west line drawn parallel with the east line thereof, and being all of Lot 1 in Assessor's Division of the northwest quarter of Section 1 and east part of Lot 2 in Assessor's Division of the northeast quarter of Section 2, Township 40 North, Range 12, east of the 12th principal meridan, in Cook County, Illinois.

Permanent Index No. 12-02-218-023. BGG All m

The principal terms of such Articles of Agreement provide as follows:

- A. Total purchase price of \$159,000.00
- B. Initial closing on January 21, 1988
- C. Balance of Purchase Price to be paid at final closing which is to be on or before January 21, 1991.

5/11/88
BPT
Tracy G.

88039647

UNOFFICIAL COPY


D. Until final closing, Purchasers are to make monthly installments due the first of each month to Seller, said monthly installments to be based on interest and principal at a previously agreed to adjusting rate on the outstanding balance to be reduced from time to time.

E. Upon Purchasers meeting all obligations during the period for which the Articles of Agreement cover and making payments required for final closing, title to the premises is to be conveyed to Purchasers by delivery of a recordable Warranty Deed.

F. Upon default of Purchasers obligations, during the period covered by Articles of Agreement or as to final closing, as provided therein, the Articles of Agreement for Warranty Deed, may at the option of Seller, be forfeited and Purchasers shall forfeit all payments made which shall be retained by Seller as liquidated damages and Seller shall have the right to re-enter and take possession of the premises.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Memorandum of Agreement of purposes of recording this 21st day of January, 1988.

SELLER:


Benjamin P. Toberson



88033617

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

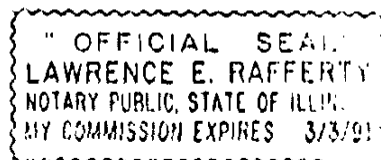
I, Lawrence E. Rafferty, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Torgerson personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person, and acknowledged that he, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

B/T

Lawrence E. Rafferty
 Notary Public

Subscribed and sworn to before me this 20th day of January, 1988.

My Commission Expires: 3/3/91



PURCHASERS:

Ira N. Helfgot
 Ira N. Helfgot

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

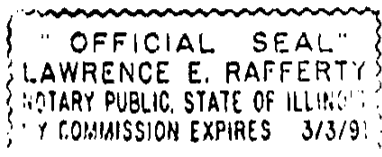
I, Lawrence E. Rafferty, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ira N. Helfgot, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person, and acknowledged that he, signed, sealed and delivered the said instrument as his, and voluntary act, for the uses and purposes therein set forth.

SB1139647

Lawrence E. Rafferty
 Notary Public

Subscribed and sworn to before me this 20th day of January, 1988.

My Commission Expires: 3/3/91



UNOFFICIAL COPY

PURCHASERS:

Maureen A. McGuire Helfgot

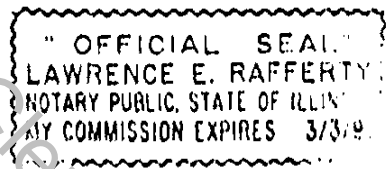
STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Lawrence E. Rafferty, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Maureen McGuire Helfgot, personally known to me to the same
person whose name is subscribed to the foregoing document
appeared before me this day in person, and acknowledged that she
signed, sealed and delivered the said instrument as her free and
voluntary act, for the uses and purposes therein set forth.

Lawrence E. Rafferty
Notary Public

Subscribed and sworn to before me this 20th day of
January, 1988.

My Commission Expires: 3/3/88
-88-039647



Memorandum of Agreement prepared by and mailed to
Maureen A. McGuire
GORHAM, METGE, BOWMAN & HOURIGAN
300 West Washington Street
Suite 1500
Chicago, IL 60606



88-039647



UNOFFICIAL COPY

Property of Cook County Clerk's Office

710250-00-

