

# UNOFFICIAL COPY

88044246

## AMENDMENT and ASSIGNMENT of INSTALLMENT AGREEMENT FOR DEED

This Amendment and Assignment dated the 29th day of August, 1987, by and between COUNTY BANK & TRUST COMPANY, Trustee under Trust Agreement dated December 15, 1969, known as Trust #1401, (hereafter "Seller") and EDWARD T. ANDERSON and JUNE A. ANDERSON, f/k/a JUNE A McMINN, his wife, (hereafter "Purchaser-Assignor") and JOHN R. ANDERSON, a bachelor, (hereafter "Assignee"), amends the Installment Agreement for Warranty Deed dated June 24, 1985, (hereafter "Agreement"):

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### W I T N E S S E T H:

WHEREAS Purchaser desires to assign all right, title and interest in the Agreement; and

WHEREAS Seller is in agreement with said Assignment;

NOW, THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. Purchaser-Assignor hereby assigns all right, title and interest in and to the Installment Agreement for Deed to Assignee;
2. Assignee hereby accepts said assignment of Installment Agreement for Deed and agrees to be bound by the terms thereof;
3. Seller agrees to release Purchaser-Assignor from the obligations and liabilities of the Agreement and further agrees to look solely to Assignee to satisfy the terms of the Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this

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INVESTIGATION REPORT

The following information was obtained from the investigation conducted on the above-named subject. The subject was identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted]. The subject was also identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted]. The subject was also identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted].

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The following information was obtained from the investigation conducted on the above-named subject. The subject was identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted]. The subject was also identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted]. The subject was also identified as a member of the [redacted] and was active in the [redacted] during the period of [redacted].

Property of Cook County Clerk's Office

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Amendment and Assignment the day and year first above-written.

SELLER:

County Bank & Trust Company  
Trustee u/t/a dtd. 12/15/69  
#1401

By: *Donald*  
Assistant Vice President  
and Trust Officer

Attest: *Paul B. Fulton*  
Asst. Secretary

PIN#29-32-406-044-1029

PROPERTY ADDRESS:  
Unit 3C, 945 Ridge, Homewood

PREPARED BY & MAIL TO:

Peter B. Canalia  
18511 S. Torrence  
Lansing, IL 60438

PURCHASER-ASSIGNOR

*Edward T. Anderson*

Edward T. Anderson

*June A. Anderson*

June A. Anderson

ASSIGNEE:

*John R. Anderson*

John R. Anderson

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee, are nevertheless, each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee, and that no personal responsibility is assumed by nor shall at any time be asserted or enforceable against Heritage Bank and Trust Company, under said Trust Agreement on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

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AGREEMENT, made this 24th day of June, 1985, between County Bank and Trust Company as Trustee, under Trust Agreement dated December 15, 1969, and known as Trust No. 1401, Seller, and

EDWARD T. ANDERSON and JUNE A. McMINN, 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 Trustee's recordable warranty deed, with waiver of dower and homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows:

(Legal Description of property can be found on Page 3 of Rider attached hereto)

and Seller further agrees to furnish to Purchaser on or before June 24, 1985, 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 Licensed Title Insurance Company, (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 Floyd H. Phillips & Co., Inc., 900 Ridge Road, Homewood, Illinois 60430

the price of Forty-Three Thousand Nine Hundred (\$43,900.00) and 00/100 Dollars in the manner following, to-wit:

(See Rider attached hereto)

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with interest at the rate of \_\_\_\_\_ per cent per annum payable \_\_\_\_\_ on the whole sum remaining from time to time as follows:

Possession of the premises shall be delivered to Purchaser at closing

\_\_\_\_\_ 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 1985 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:

~~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 of special assessments hereinafter 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 zoning laws and ordinances;

~~(f) Roads, highways, streets and alleys, if any;~~

(See Rider attached for R-1)

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 eight 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.

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

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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.

10. 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 items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at eight per cent per annum until paid.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

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

13. 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.

14. 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 in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, 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.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and trial by jury, and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally.

17. 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, though expressed in the singular, shall be read and construed as plural.

18. All notices and demands hereunder shall be in writing, the mailing of a notice or demand by registered mail to Seller at Floyd M. Phillips & Co., Inc., 900 Ridge Road, Homewood, Illinois or to

Purchaser at 945 Ridge Road, Unit #3C, Homewood, Illinois 60430 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.

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 to Purchaser that no notice from any city, village or other governmental authority, of a dwelling code 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 10 years of the date of execution of this contract.

21. See Rider attached for additional terms of this Agreement.  
IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals a duplicate, the day and year first above written.

SELLER: COUNTY BANK AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED DECEMBER 15, 1969, AND KNOWN AS TRUST, NO. 1401.

Doris L. Starnes (SEAL)  
Michael Starnes (SEAL)  
Chairman

Edward T. Anderson  
PURCHASER EDWARD T. ANDERSON  
June A. McInnis  
PURCHASER JUNE A. McINNIS

Received on within Agreement the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY
		88044246	

GEORGE E. COLE

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RIDER ATTACHED TO AND FORMING A PART OF THAT CERTAIN INSTALLMENT AGREEMENT FOR TRUSTEE'S DEED DATED JUNE 24, 1985 BETWEEN COUNTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1969 AND KNOWN AS TRUST NO. 1401, AS SELLER; AND EDWARD T. ANDERSON and JUNE A. McMINN AS PURCHASER(S), COVERING THE PROPERTY COMMONLY KNOWN AS UNIT #3C AT 945 RIDGE ROAD, HOMEWOOD, ILLINOIS; AND IF APPLICABLE, GARAGE #N/A.

All terms and conditions of this Agreement to the contrary notwithstanding, it is hereby understood and agreed by the parties hereto as follows:

A-1 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 1985 and subsequent years and all taxes levied after the date hereof;
- (b) The rights of all persons claiming by, through or under Purchaser(s);
- (c) Building, building line and use or occupancy restrictions, conditions and covenants or record, and building and zoning laws and ordinances;
- (d) Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium Ownership and all amendments, if any, thereto;
- (e) Private, public and utility easements including any easements established by or implied from the Declaration of Condominium Ownership or amendment thereto, if any, and roads and highways, if any;
- (f) Encroachments, if any;
- (g) Part wall rights and agreements, if any;
- (h) Limitations and conditions imposed by the Condominium Property Act;
- (i) Any unconfirmed special tax or assessment;
- (j) Tenant of the unit has either waived or failed to exercise the Right of Refusal or had no right of first refusal with respect to said unit.

Title evidence to be subject to lien of Document Number: 21435005

A-2 Purchaser(s) hereby covenant and agree to pay Seller at such place as Seller may from time to time designate in writing, the price of \$43,900.00 in the following manner, to wit:

\$4,900.00 concurrently with the execution hereof, the receipt of which is hereby acknowledged, and the balance of \$39,000.00 in monthly installments as follows:

\$335.07 or more per month for the first twelve (12) month period from the date of these Articles of Agreement; the first such payment being due and payable on the 1st day of July 1985 and the subsequent payments being due and payable on the 1st day of each month thereafter, with interest for said first year at the rate of 9-3/4% per annum on the balance of principal remaining from time to time unpaid.

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RIGHT ATTACHED TO AND FORMING A PART OF THAT CERTAIN INSTRUMENT  
AGREEMENT FOR TRUST'S DEED DATED MARCH 11, 1988  
BETWEEN COUNTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER INSTRUMENT  
DATED DECEMBER 15, 1988 AND KNOWN AS TRUST NO. 1988-12  
AND HOWARD F. ANDERSON AND LORNE A. ANDERSON, AS BURGESSER(S),  
COVERING THE PROPERTY COMMONLY KNOWN AS UNIT 101  
305 RIVER ROAD, HOMEROD, ILLINOIS; AND IF ASSIGNED, GRANTED OR

All terms and conditions of this Agreement to and hereby agreed to  
is hereby understood and agreed by the parties herein as follows:

A-1 It is further expressly understood and agreed between the parties herein  
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 levied after the date hereof;
- (b) The rights of all persons claiming by, through or under  
Purchaser(s);
- (c) Building, building lines and use or occupancy restrictions,  
conditions and covenants or record, and building or zoning  
laws and ordinances;
- (d) Covenants, conditions and restrictions of record, laws,  
provisions, covenants and conditions of the Declaration of  
Condominium Ownership and all amendments thereto;
- (e) Private, public and utility easements including any  
rights established by or implied by the Declaration of  
Condominium Ownership or any subsequent instrument, if any, and  
roads and highways, if any;
- (f) Easements, if any;
- (g) Part wall rights and agreements, if any;
- (h) Limitations and conditions imposed by the Condominium  
Property Act;
- (i) Any uncontracted special tax or assessment;
- (j) Taxes of the unit, has either waived or failed to exercise  
the right of refusal or had no right of first refusal with  
respect to said unit.

Title evidence to be subject to list of Document Numbers. 11/15/88

A-2 Purchaser(s) hereby covenant and agree to pay Seller as such place as  
Seller may from time to time designate in writing, the price of  
\$ 1,000.00 in the following manner, to wit:

\$ 500.00 concurrently with the execution hereof, and the balance of \$ 500.00, the amount  
which is hereby acknowledged, and the balance of \$ 500.00, the amount  
incidental as follows:

\$ 20.00 or more per month for the first twelve (12) months  
beginning from the date of these Articles of Agreement; the  
first such payment being due and payable on the first day of  
January, 1989, and the subsequent payments being due and payable  
on the first day of each month thereafter, until the balance of the  
said first year at the rate of 12% per annum on the  
balance of principal remaining from time to time unpaid.

11/15/88

11/15/88



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\$ 363.65 or more per month for the second twelve (12) month period from the date of these Articles of Agreement, with interest for said second year at the rate of 10-3/4% per annum on the balance of principal remaining from time to time unpaid.

\$392.48 or more per month for the third twelve (12) month period from the date of these Articles of Agreement, with interest for said third year at the rate of 11-3/4% per annum on the balance of principal remaining from time to time unpaid.

~~\$ or more per month for the fourth twelve (12) month period from the date of these Articles of Agreement, with interest for said fourth year at the rate of per annum on the balance of principal remaining from time to time unpaid.~~

\$ 21.49 or more per month for the next four (4) year period (said period commencing three (3) years from the date of these Articles of Agreement) with interest for said four (4) year period at the rate of 12-3/4% per annum on the balance of principal remaining from time to time unpaid, until the entire principal is paid in full. Provided, however, that the entire principal balance remaining, if any, shall be due and payable on the 1st day of June 1992.

Purchaser(s) shall have the right to prepay the whole or any part of the obligation hereunder without notice and without penalty at any time.

- A-3 Notwithstanding anything to the contrary hereunder contained, in the event the Purchaser(s) default in the prepayment of any sum herein provided, or any part thereof, and if said default will continue for a period of thirty (30) days after notice in writing, then at the option of the Seller all payments remaining due shall become immediately due and payable.
- A-4 Purchaser(s) shall not execute any Lease of the Unit in question without obtaining prior written consent of the Seller.
- A-5 Purchaser(s) further promises to pay to the Seller on each monthly payment date an additional amount equal to one-twelfth (1/12th) of the annual taxes (on a calendar year basis) and assessments levied against the premises in question, as well as the monthly Condominium Maintenance Assessment, as well as any Special Assessments, all as determined by Seller.
- A-6 All payments provided for in this Agreement shall be applied first to tax and maintenance escrow, then to interest and then to principal.
- A-7 Seller shall furnish Purchaser(s) a certificate of insurance at the time of closing showing the Purchaser(s) and Seller's interest as Contract Purchaser(s) and Contract Seller respectively.
- A-8 The real estate tax deposit shall be revised annually when the real estate tax bill for the preceding year is issued, and each such revision shall be based upon such previous year's tax bills. In the event the real estate tax escrow maintained by the Seller is insufficient to pay the real estate taxes due in each year, then Purchaser(s), upon written demand by Seller, shall within ten (10) days after the receipt of such demand, remit to Seller an amount equal to the difference between such real estate tax bill and the balance in the real estate tax escrow. The current monthly real estate tax escrow shall be \$60.00.
- A-9 Concurrently with the execution hereof, Purchaser(s) shall execute an Assignment of Rents in favor of Seller.
- A-10 Purchaser(s) agree to abide by all Rules and Regulations set forth by the Declaration of Condominium Ownership and all Rules and Regulations now in existence or hereafter adopted by the Board of Managers of the Condominium Association. Seller shall furnish Purchaser(s) a statement from the Board of Managers of the Association at the time of closing stating that all assessments are paid in full through the date of closing.



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- A-11 All documents, i.e., Articles of Agreement with Rider, Assignment of Rents, must be signed by Purchaser(s) individually and not by or through a Trustee or Nominee.
- A-12 Purchaser(s) shall pay Seller a late charge of five (5%) percent of any monthly payment not received by Seller within ten (10) days after said payment is due under the terms of this Agreement.
- A-13 Any waiver of default or any election of remedy following a default does not limit Seller's freedom of action or election as to subsequent defaults.
- A-14 Purchaser(s) herein hereby acknowledge receipt of a copy of the Declaration of Condominium Ownership and By-Laws, the projected operating budget and the floor plan for the unit. Seller expressly reserves the right to amend the Declaration of Condominium Ownership, but no such Amendment shall in any manner diminish or impair the value of the Condominium Unit.
- A-15 It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, and agreements herein made on the part of the Seller while in form purporting to be the representations, covenants, undertakings, and agreements of the Seller are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings and agreements by the Seller or for the purpose or with the intention of binding said Seller personally but are made and intended for the purpose of binding the trust property, and this Contract is executed and delivered by said Seller, not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the COUNTY BANK AND TRUST COMPANY, as Trustee under Trust Agreement dated December 15, 1969 and known as Trust Number 1401, or any of the beneficiaries under said Trust Agreement on account of this Contract or on account of any representation, covenant, undertaking or agreement of the said Seller in this Contract contained, either expressed or implied, all such personal liability, if any, being expressly waived and released by the Purchaser(s) herein and by all persons claiming by, through or under said Purchaser(s).

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day first above written.

SELLER:

COUNTY BANK AND TRUST COMPANY as  
Trustee under Trust Agreement dated  
December 15, 1969, and known as  
Trust No. 1401.

PURCHASER(S):

Edward T. Anderson  
EDWARD T. ANDERSON

June A. McMinn  
JUNE A. McMINN

88044246

BY: Dorlene Donahue

Its: Rayville Stattenauke  
Asst. Secy.

LEGAL DESCRIPTION OF PROPERTY

Unit # 2C3 of Ridgeview Condominiums of Homewood, Illinois, as delineated on a survey of the following described real estate: Lot 1 of Ridgeview Apartments Subdivision, being a part of the South East Quarter of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 945 Ridge Road, Unit #3C  
Homewood, Illinois 60430

SEPT-01 RECORDED \$17.90  
781111 TRIM 0417 01 28488 13 42 00  
#0255 5 4 7 38-044246  
COOK COUNTY RECORDER

29-32-406-044-1021 TP

*Handwritten initials*

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All documents filed in this office shall be deemed to be filed in accordance with the provisions of the Illinois Trusts and Trustees Act, and shall be subject to the provisions of that Act. This instrument is subject to the provisions of the Illinois Trusts and Trustees Act, and shall be subject to the provisions of that Act.

IN WITNESS WHEREOF, the parties hereto have signed their hands and seals the day first above written.

IN WITNESS WHEREOF, the parties hereto have signed their hands and seals the day first above written.

SELLER:

BUYER:

COUNTY BANK AND TRUST COMPANY as Trustee under Trust Agreement dated December 12, 1968, and known as Trust No. 1001

88044246

LEGAL DESCRIPTION OF PROPERTY

Lot 4 of Block 1 of the subdivision of the following described real estate: Lot 1 of Ridgeway Condominiums of Woodstock, Illinois, as defined in Subdivision being a part of the South East Quarter of Section 27, Township 10 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: Fox Ridge Condominiums of Woodstock, Illinois 60090

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