

UNOFFICIAL COPY

88125917

Articles of Agreement

Made this 16th day of December, 1987, between Frankie Smith and Dorothy Gibson, Seller, and Love Suddeth and Mattie Suddeth, his wife, Purchaser.

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and

sufficient 4 recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois, to wit:

Commonly known as 1455 Berkeley, Ford Heights, IL LOT 31 IN BLOCK 1, IN THOMAS, CHENEY AND WAUGH'S FOURTH ADDITION TO CHICAGO HEIGHTS, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 32-23-302-031. FBO dm

DEPT-01 RECORDING \$12.25
T#2222 TRAN 7755 03/28/88 13:36:00
#6492 # B *-88-125917
COOK COUNTY RECORDER

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and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Fifteen Thousand Dollars (\$15,000.00) in the manner following:

Two Hundred and Twenty Five Dollars (\$225.00) per month due the 1st day of each month with the 1st payment due February 1, 1988. Purchaser may prepay without penalty

with interest at the rate of 10 per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1987. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

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.

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

Deed shall be conveyed to Purchaser upon full and complete payment under this Agreement

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

SEALED AND DELIVERED, IN PRESENCE OF



Frankie Smith (SEAL)
Dorothy Gibson (SEAL)
Mattie Suddeth (SEAL)
Love Suddeth
Purchaser

PLEASE RETURN TO: JOEL C. ZIMMERMAN, MCLAGHLEN & ZIMMERMAN, LTD., 233 W. JOHNSON ST., CHICAGO HEIGHTS, ILL 60631

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Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dublin Co.	Dublin Co.	

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