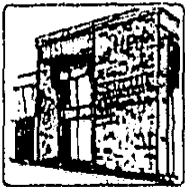


NORTHWEST MULTIPLE LISTING SERVICE EXCLUSIVE SELLING AGREEMENT

UNOFFICIAL COPY



Dated at Chicago, Illinois 88149135  
August 20, 1987  
To Liber Realty + Builder, Inc.

IN CONSIDERATION of your efforts to secure a buyer for the real estate herein described (and advertising it for sale), we hereby appoint you our exclusive agent for the sale of said real estate up to and including August 20, 1988 and we agree to pay you a commission in the amount of 5% of the total sales price set forth below, if you procure a buyer ready, willing and able to buy the property on the terms herein provided, or if the property is sold within said time by you, ourselves or any other broker, or sold after termination of this agreement to a purchaser or anyone in behalf of a purchaser to whom it was submitted, said commission payable at time of closing or IF WE DEFAULT UNDER THE TERMS OF THIS AGREEMENT OR IF WE DEFAULT UNDER THE TERMS OF A REAL ESTATE SALES CONTRACT DRAWN SUBSEQUENT TO THIS AGREEMENT, SAID COMMISSION SHALL BE PAYABLE ON DEMAND BY BROKER OR IF EARNEST MONEY IS FORFEITED, IT SHALL BE APPLIED — 1st TO PAYMENT OF EXPENSES INCURRED FOR SELLER BY BROKER, and 2nd TO PAYMENT OF SAID COMMISSION. BALANCE TO BE PAID TO SELLER. No amendment or alteration in the terms of this agreement with respect to the amount of commission or with respect to the time of payment of commission, as set forth above, shall be valid or binding unless made in writing in a separate agreement and signed by the parties hereto. A Real Estate Sales Contract written subsequent to this agreement may state that the commission is to be paid in accordance with this agreement or the terms of a separate written agreement.

LOCATION 5710 N. Lake Chicago, Illinois 60646  
(Lot 30 x 107.30) (Taxes \$ NC 19    )

SALES PRICE \$250,000.00, or such lesser sum as we may accept  
ENCUMBRANCES TO BE DEDUCTED Copy of record

Which may be assumed by buyer or paid off from the proceeds of sale.

We warrant, there are no unpaid special assessments and none confirmed relative to this property except as stated herein, and that we have authority to execute this Agreement.

TERMS — (Delete that which is not applicable) 1: Cash to seller on closing. 2: ~~Owner will pledge the sum of \$\_\_\_\_\_ in cash which sum shall be withheld from the net proceeds of the sale and deposited with the lending agency making the first mortgage on the above property to the purchaser.~~ 3: ~~Accept a Purchase Money Mortgage and Note, or execute Articles of Agreement for Warranty Deed in the amount of \$\_\_\_\_\_ to be amortized over a period of \_\_\_\_\_ months, with equal monthly payments, including principal and interest, with interest at \_\_\_\_\_ % on the balance of principal remaining from time to time unpaid. (Notes, purchase money mortgages or Articles of Agreement for Warranty Deed to be prepared by Seller's attorney and approved by Buyer's attorney. In the event the parties cannot agree on the form of said instrument, owner's attorney shall prepare a note and trust deed on the appropriate Chicago Title & Trust Company printed legal form, or Articles of Agreement for Warranty Deed, Installment Contract on the George E. Cole & Co. printed legal form.)~~

We agree to furnish a Title Insurance Policy or commitment for title insurance of a Title Company in the amount of the purchase price, or Duplicate Certificate of Title issued by the Registrar of Titles of Cook County showing good title, prorate the usual items of income and expense and furnish a survey by a licensed surveyor prior to closing showing the location of the buildings thereon to be within the lot lines and showing no encroachments or buildings from adjoining properties.

If property is sold subject to an F.H.A. or V.A. loan, to pay in connection therewith a discount to the lending institution at the then prevailing rate.

We agree to pay the cost of advertising not to exceed  $\frac{1}{2}$  of 1% of the sale price.

GIVE POSSESSION at closing

It is illegal for either the owner or the broker to refuse to display or to sell to any person because of their race, color, religion, national origin, sex or physical disability.

ARBITRATION OF DISPUTES: Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator may be entered in any court having jurisdiction thereof.

You agree to list this property with the NORTHWEST MULTIPLE LISTING SERVICE of the Northwest Real Estate Board, on a cooperative basis with no additional commission.

PERSONAL PROPERTY INCLUDED IN SALE PRICE law stove, dishwasher, central air conditioning and all carpeting

You are hereby authorized to place your For Sale Sign on the property, if permitted by local ordinance.

ACCEPTED: Liber Realty + Builder, Inc. SELLERS: Phone No. 286-8357  
Seamus Baker Maugh Gallagher SEAL  
SEAL

88149135

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CHIEF CLERK



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County

Property of Cook County Clerk's Office

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5710 N. Korbs

Lot 92 in Elmore's Forest View, a Subdivision of Lot 9  
& all of Lot 16 in Hamilton's Subdiyision in the West 1/2  
of the Southwest 1/4 of Section 3, Township 40 North,  
Range 13, East of the Third Principal Meridian, in  
Cook County, Illinois.

13-03-320-001 ESO

Property of Cook County Clerk's Office

88149135

1300 MAIL

DEPT-01 RECORDING \$13.25  
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COOK COUNTY RECORDER

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