

UNOFFICIAL COPY 88221327

*M.A. CB AB*

Articles of Agreement 88221327

Made this 16th day of May, 1988, between

MARGARITA SANTIAGO

Seller, and

CECILIO BERRIOS, JR., AND AWILDA BERRIOS, 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 stamped 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:

DEFT-01 \$12.25  
T#4444 TRAN 2678 05/24/88 14:04:00  
#7998 # D \* - 88-221327  
COOK COUNTY RECORDER

Lots 104 and 105 in S.E. Gross Fourth Humboldt Park Addition to Chicago, Being a Subdivision of Lot 7 in the Superior Court Partition of the East 1/2 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

-88-221327

TAX I.D. NO. 16-02-408-050 and 16-02-408-051  
Commonly known as: 1052-4 N. Christiana, Chicago, Illinois

Any sale, conveyance, assignment, further encumbrance or other transfer of title to the premises or any interest herein (whether voluntary or by operation of law), without the Mortgagee's prior written consent, shall be an event of default hereunder.

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and the Purchaser hereby covenants and agrees to pay to the Seller the sum of THIRTY SIX THOUSAND & NO/100 (\$36,000.00) Dollars in the manner following: Three hundred fifteen and Ninety three (\$315.93) dollars on June 15th, 1988 and three hundred fifteen & 93/100 on the 15th of each month thereafter, with final payment due May 15th, 1990, plus 1/12 of annual taxes of \$94.40 in 1988 plus 1/12 of the annual insurance of \$ each month, with unlimited prepayment privilege without penalty.

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with interest at the rate of 10 per centum per annum payable 12 times annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, & impositions that may be legally levied or imposed upon said real estate, subsequent to the year 2nd. 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.

88221327

\* Purchaser shall have 30 days after written notice to cure any defaults. 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.

Purchaser shall have a 10 day grace period upon which to make each monthly payment. A 4% payment penalty shall be paid by purchaser on each monthly payment in default.

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



WITNESSED AND DELIVERED, IN PRESENCE OF

X *Cecilio Berrios Jr.* (SEAL)  
X *Awilda Berrios* (SEAL)  
X *Margarita Santiago* (SEAL)

*Yvon Roustar  
2911 N. Cicero  
Chgo Il 60641*

12.00 MAIL

