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88226935

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, S, BERNHARD J. SANDER, of 8531 N. School, Morton Grove, Il. 60053 and
 JEFFREY P. RELAZ, of 523 Algonquin, Arlington Heights, Il. 60006
 County, State of _____ agrees to purchase, and SELLER, S, EDWARD S. WALCZAK,
 LANCE BUCHANAN & LAWRENCE LEVY, _____ Address _____
 _____ County, State of _____ agrees to sell to Buyer at the PURCHASE PRICE of ONE HUNDRED FIFTY
 THOUSAND DOLLARS Dollars \$ 150,000.00) the PROPERTY commonly known as 912-14 W. Leland,
 Chicago, Il. 60640 _____ and legally described as follows:

Lot 14 and Lot 13 (except the East 53 feet thereof), in Joseph A. W. Rees
 Subdivision of the South 10 rods of the North 40 rods of the East $\frac{1}{2}$ of
 the Northeast $\frac{1}{4}$ of Section 17, Township 40 North, Range 14, East of the
 Third Principal Meridian, in Cook County, Illinois. P.I.N. # 14-17-206-034.

(hereinafter referred to as "the premises")

with approximate lot dimensions of 55' x 124' together with all
 improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment, the
 hot water heater, central cooling, built-in kitchen equipment, tiled carpeting, built-in kitchen appliances, equipment and
 cabinets, ~~water, sewer, gas, and electric lines~~; existing storm and screen windows and doors; ~~and~~
~~all planted vegetation; general~~

DEPT-91 RECORDING \$15.25
 T81111 TRN 3460 95/26/88 14:06:00
 #9976 # A #-88-226935
 COOK COUNTY RECORDER

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale
 at the time of final closing.

2. THE DEED:

a. If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made
 and performed by said Buyer, at any time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer an
 joint tenancy) or his nominee, by a recordable, stamped general warranty deed with release of homestead
 rights, good title to the premises subject only to the following "permitted exceptions": (a) General real estate taxes not yet due and
 payable; (b) Special assessments continuing after this contract date; (c) Building, building line and use of occupancy restrictions, conditions
 and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and
 drain tile, pipe or other conduit; (g) If the property is other than a detached, single-family home, party walls, party wall rights and agree-
 ments, covenants, conditions and restrictions of record; ~~and~~ (h) ~~any other encumbrances, liens or claims of record~~
 if any, and all amendments thereto, any easements established by or implied from the declaration of condominium or amendments
 thereto, if any, limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments
 due after the time of purchase and not yet paid; and (i) ~~any other encumbrances, liens or claims of record~~
 b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's
 obligation to deliver the deed aforesaid.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at Edward S. Walczak, 1032 W. Byron, #3E,
 Chicago, Il. 60613 _____ or to such other person or at such other place as Seller may from time to time designate in writing,
 the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at
 the rate of _____ percent 10 per annum, all payable in the manner following to wit:

- (a) Buyer has paid \$ 3,500.00
- (b) At the time of the initial closing, the additional sum of \$ 6,500.00
- (c) The balance of the purchase price, to wit: \$ 140,000.00, payable as described in Rider attached hereto.
 _____ installments of \$ _____ each, commencing on the
 _____ day of _____ 19____, and on the _____ day of each _____ thereafter until the purchase price is paid in full
 (installment payments to)
- (d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner
 paid shall be due on the 5th day of September 19 88.
- (e) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the un-
 paid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which were due to the date of
 this Agreement may become a lien on the premises; third, to pay insurance premiums falling due after the date of this Agreement;
 and fourth, to reduce said unpaid principal balance of the purchase price;
- (f) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of sur-
 vivorship.

4. CLOSINGS: The "initial closing" shall occur on 3/28/88 19____, or on the date, if any, to which said date is
 extended by reason of subparagraph 8 (b) at: Century 21/Ambassador "final closing" shall occur
 if and when all covenants and conditions herein to be performed by Buyer have been so performed.

5. POSSESSION: Possession shall be granted to Buyer ~~and not to Seller~~ at initial closing _____ by letters to tenants.
 down payment _____ has been paid to Seller in cash or by cashier's or certified check on the
 initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

6. PRIOR MORTGAGES:
 (a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance
 including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior
 mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises,
 and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the
 notes secured thereby). ~~no mortgage or trust deed placed on said premises including any~~
 the time of payment provided for in this Agreement or provide for payment of any ~~amount~~ interest or principal, exceeding that
 provided for under this Agreement or otherwise in conflict with the terms and provisions of this Agreement, nor shall such mortgage
~~be a lien on the premises or the right of property therein, given to Buyer under this Agreement.~~
 (b) Seller shall from time to time, but not less frequently than once each year and anytime Buyer has reason to believe a default may ex-
 ist, exhibit to Buyer receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.
 (c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to
 be any other breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to
 make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attor-
 ney's fees attendant thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or
 from the installment payments to be made under this Agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed sur-
 veyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines.
 In the event the premises is a condominium, only a copy of the plat showing said premises on the recorded survey shall be required.
 (A plat of Condominium shall be required.)

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(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording cost resulting thereby.

30. RECORDING: The parties shall record this Agreement or a memorandum thereof at Buyer's expense.

31. RIDERS: The provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

32. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

33. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

34. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

35. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

36. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement duly executed by the Seller and the Buyer shall be delivered to the Buyer or his attorney on or before

April 1, 1988; otherwise at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than

Century 21/Ambassador

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

IN WITNESS OF, the parties hereto have hereunto set their hands and seals this 28th day of March, 1988.

SELLER: Lawrence Levy
EDWARD S. WALCZAK
LANCE BUCHANAN

BUYER: Bernhard J. Sander
JEFFREY P. RELAZ

This instrument prepared by

JOHN J. IAG
77 W. Washington, #1317
Chicago, IL 60602
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD S. WALCZAK & LANCE BUCHANAN are personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 27th day of April, 1988.
Notary Public

Commission expires 4/29/88
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BERNHARD J. SANDER & JEFFREY P. RELAZ are personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of ___, 19__.

Commission expires _____
STATE OF ILLINOIS
COUNTY OF _____

Notary Public

I, John J. Iag, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LAWRENCE LEVY

who is personally known to me to be the same persons whose names are subscribed to the foregoing instruments _____
Secretary of said corporation
and _____
Vice President and _____

appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said _____ Secretary then and there acknowledged that he, as custodian of the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of April, 1988.
Notary Public

Commission expires 11/29/88

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2. TITLE:

(a) At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to: (1) the general exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units; (2) the "permitted exceptions" set forth in paragraph 2; (3) other title exceptions permitted by the payment of money and which shall be removed at or prior to the initial closing and (5) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer.

(b) If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.

(c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

(d) If a Special Tax Search, Lien Search, a Judgment Search or the title commitment disclose judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.

(e) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing.

(f) Seller shall remove any exception or defect not permitted under paragraph 5 (a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

9. AFFIDAVIT OF TITLE: Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 5 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 8. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be signed by the trustee and the beneficiary or beneficiaries of said Trust. All parties shall execute an "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

10. HOMEOWNER'S ASSOCIATION:

(a) In the event the premises are subject to a townhouse, condominium or other homeowner's association, Seller, prior to the initial closing, furnish Buyer a statement from the Board of managers, treasurer or managing agent of the association certifying payment of assessments and if applicable, proof of waiver or termination of any right of first refusal or general option contained in the declaration or bylaws together with any other documents required by the declaration or bylaws thereto as a pre-condition to the transfer of ownership.

(b) The Buyer shall comply with any covenants, conditions, restrictions or declarations of record with respect to the premises as well as

11. PRORATIONS:

Other utilities shall be adjusted ratably as of the date of initial closing. Real estate taxes for the period of possession shall be prorated as of the date of initial closing subject to proration as shown on the actual tax bill. Further, interest on the unpaid principal amount of the

12. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction of the purchase contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement or deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments of payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including a non-liable money lender's escrow, shall be paid by the party requesting it.

13. SELLER'S REPRESENTATIONS:

(a) Seller expressly warrants to Buyer that no notice from any city, village, or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement, except those described in Rider

(b) Seller represents that all equipment and appliances to be conveyed, including, but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heater; and toilet, septic, plumbing, and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical or personal property to be transferred to the Buyer hereto. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. **IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.**

14. BUYER TO MAINTAIN: Buyer shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including but not limited to, but not of limitation, interior and exterior painting and decorating, window glass, heating, ventilating and air conditioning equipment, plumbing and electrical systems and fixtures, roof, masonry including chimneys and fireplaces, etc. However, the said premises shall not be thus kept in good repair, and in a clean, slightly, and healthy condition by Buyer, Seller may, at any time, hereafter, or by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement, or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place said premises in good repair and in a clean, slightly, and healthy condition, and Buyer agrees to pay to Seller, as so much additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, slightly, and healthy condition; or (b) if the Buyer to make such repairs and to place said premises in a clean, slightly, and healthy condition within thirty (30) days of such notice, except as to otherwise provided in paragraph 21; and, upon default by Buyer in complying with said notice, then Seller may avail itself of such remedies as Seller may elect, if any, from those that are by this Agreement or at law or equity provided.

15. FIXTURES AND EQUIPMENT: At the time of delivery of possession of the premises to Buyer, Buyer also shall take possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

16. INSURANCE:

(a) Buyer shall from and after the time specified in paragraph 5 for possession keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller in compliance with the Insurance Service Bureau Homeowners form 3 ("H.O.3") and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof, except that if the full insurable value of such improvements is less than the balance of purchase price, then as such full insurable value for the benefit of the parties hereto and the interests of any mortgagee or trustee, if any, as their interests may appear; such policy or policies shall be held by Seller, and Buyer shall pay the premiums thereon when due.

(b) In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

17. TAXES AND CHARGES: It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvements thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefore.

18. FUNDS FOR TAXES AND CHARGES:

The Seller on the day each installment payment is due, or if none are provided for, on the first day of each month, and at request in the date of initial closing, until the purchase price is paid in full, a sum (herein referred to as "deposits") equal to one-twelfth of the yearly taxes, assessments which may become a lien on the premises, and the estimated annual premiums for the insurance coverages required to be kept and maintained by Buyer, or as reasonably estimated to provide sufficient sums for the full payment of such taxes, one month prior to each becoming due and payable, failure to make the deposits required hereunder shall constitute a breach of this Agreement.

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The funds shall be held by Seller in an institution the deposits or accounts of which are insured or guaranteed by a Federal Reserve agency. Seller is hereby authorized and directed to use the funds for the payment of the aforementioned taxes, assessments, rents and premiums. Seller shall, upon the request of the Buyer, give the Buyer an annual accounting of all such funds deposited and disbursed including evidence of paid receipts for the amounts so disbursed. The funds are hereby pledged as additional security to the Seller for the periodic payments and the unpaid balance of the purchase price.

If the amount of the funds together with the future periodic deposits of such funds payable prior to the due date of the aforementioned charges shall exceed the amount reasonably estimated as being required to pay said charges one month prior to the time at which they fall due such excess shall be applied first to cure any breach in the performance of the Buyer's covenants or agreements hereunder of which Seller has given written notice to Buyer and, second, at Buyer's option, as a cash refund to Buyer or a credit toward Buyer's future obligations hereunder. If the amount of the funds held by Seller shall not be sufficient to pay all such charges as herein provided, Buyer shall pay to Seller any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Seller to Buyer requesting payment thereof.

Seller may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Buyer be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of execution of this Agreement. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Buyer any funds so held by Seller.

19. BUYER'S INTEREST:

(a) No right, title, or interest, legal or equitable, in the premises described herein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

(b) In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyer or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Buyer therefore or for any part thereof.

20. LIENS:

(a) Buyer shall not suffer or permit any mechanics' lien, judgment lien or other lien of any nature whatsoever to attach to or be against the property which shall or may be superior to the rights of the Seller.

(b) Each and every contract for repairs or improvements on the premises aforesaid, or any part thereof, shall contain an express, full and complete waiver of any and all lien or claim of lien against the subject premises, and no contract or agreement, oral or written shall be executed by the Buyer for repairs or improvements upon the premises, except if the same shall contain such express waiver or release of lien upon the part of the party contracting, and a copy of each and every such contract shall be promptly delivered to Seller.

21. PERFORMANCE:

(a) If Buyer (1) default, by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within ten (10) days of written notice to Buyer; or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this Agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (i) maintain an action for any unpaid installments; (ii) declare the entire balance due and maintain an action for such amount; (iii) forfeit the Buyer's interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and upon Buyer's failure to surrender possession, maintain an action for possession under the forcible Entry and Detainer Act, subject to the rights of Buyer to reinstate as provided in that Act.

(b) As additional security in the event of default, Buyer assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of a receiver.

(c) If default is based upon the failure to pay taxes, assessments, insurance, or liens, Seller may elect to make such payments and add the amount to the principal balance due, which amounts shall become immediately due and payable by Buyer to Seller.

(d) Seller may impose and Buyer agrees to pay a late charge not exceeding 5% of any sum due hereunder which Seller elects to accept after the date the sum was due.

(e) Anything contained in subparagraphs (a) through (d) to the contrary notwithstanding, this Agreement shall not be forfeited and determined, if within 20 days after such written notice of default, Buyer tenders to Seller the entire unpaid principal balance of the Purchase Price and accrued interest then outstanding and cures any other defaults of a monetary nature affecting the premises or monetary claims arising from acts or obligations of Buyer under this Agreement.

22. DEFAULT, FEES:

(a) Buyer or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions of this Agreement, including forfeiture or specific performance, in defending any proceeding to which Buyer or Seller is made a party to any legal proceedings as a result of the acts or omissions of the other party.

(b) (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement; (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after it is due after knowledge of any breach of this agreement by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the premises shall not reinstate, continue or extend this Agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

23. NOTICES: All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally, or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 4, or if to the Buyer at the address shown in par. 1. Notice shall be deemed made when mailed or served.

24. ABANDONMENT: Fifteen days' physical absence by Buyer with any installment being unpaid, or removal of the substantial portion of Buyer's personal property with installments being paid, and, in either case, reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer. In such event, and in addition to Seller's remedies set forth in paragraph 20, Seller may, but need not, enter upon the premises and act as Buyer's agent to perform necessary decorating and repairs and to re-sell the premises outright or on terms similar to those contained in this Agreement with allowance for then existing marketing conditions. Buyer shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Buyer's interest therein shall thereby pass under this Agreement as a bill of sale to Seller without additional payment by Seller to Buyer.

25. SELLER'S ACCESS: Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Buyer notice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the premises.

26. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance of the first day of each month, at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the first day of the preceding month based upon a 360 day year. Interest for the period from the date of initial closing until the date the first installment is due shall be payable on or before the date of initial closing.

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest herein or hereunder nor shall the Buyer lease nor sublet the premises, or any part thereof. Any violation or breach or attempted violation or breach of the provisions of this paragraph by Buyer, or any acts inconsistent herewith, shall vest no right, title or interest herein or hereunder, or in the said premises in any such transferee, pledgee, assignee, lessee or sub-lessee, but Seller may, at Seller's option, declare this Agreement null and void and invoke the provisions of this Agreement relating to forfeiture hereof.

28. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance aforesaid Affidavit of Title and a Bill of Sale to the personal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge and release the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyer. The repayment of the prior mortgage shall be supervised and administered by Buyer's mortgage lender, if any. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording which shall be delivered to Buyer. Seller shall give Buyer a credit against the balance of the purchase price for the cost of recording such release. In the event Buyer does not have a mortgage lender, then the delivery of the cancelled note to Seller shall be simultaneous with the delivery of the Deed from Seller to Buyer, and to facilitate the delivery of documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by the prior mortgage. At the time of delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance.

29. TITLE IN TRUST:

(a) In the event that title to the premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed. In such case, the names and addresses of each and every beneficiary of and person with a power to direct the Title Holder is attached hereto and by this reference incorporated herein as Exhibit A.

144-20208-9375

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CONTRACT RIDER

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RIDER ATTACHED TO AND MADE PART OF A CERTAIN REAL ESTATE SALE CONTRACT DESCRIBED AS FOLLOWS: ARTICLES OF AGREEMENT FOR DEED

DATED: March 28, 1988

SELLER: EDWARD S. WALCZAK, LANCE BUCHANAN & LAWRENCE LEVY.

PURCHASER: BERNHARD J. SANDER & JEFFREY P. RELAZ.

PROPERTY: 912-14 W. Leland, Chicago, Il. 60640

PURCHASE PRICE: \$150,000.00

SELLER AND PURCHASER HEREBY AGREE AS FOLLOWS:

1. Sellers have disclosed and buyers acknowledge that sellers' current first mortgagee has a right to accelerate the payment of the current mortgage loan upon any sale or transfer of their interest in the property. In the event that the first mortgagee or second mortgagee accelerate the payments under the current mortgage loans due to this Articles of Agreement sale to buyers, then sellers, at their election, may accelerate payments due under these Articles of Agreement and payment in full of any outstanding indebtedness under these Articles of Agreement shall be at once due and payable by buyers.
2. Buyers have fully inspected the premises and are taking the property in AS IS condition. ALL IMPLIED WARRANTIES OF HABITABILITY ARE HEREBY EXCLUDED.
3. Sellers have disclosed the previous building violation suit, 34 M1 402217, and have given a copy of the Dismissal Order to buyers, and have disclosed the existence of the pending building violation suit, 37 M1 403655, and have tendered a 4 page print-out from the building department listing the alleged violations & status. Buyers are taking the property subject to the current building violation suit and will defend same and shall hold sellers harmless for any costs or expenses, judgments or fines entered after the initial closing. Sellers shall give buyer a credit, in the sum of \$1,000.00, at final closing as an allowance for buyers to correct any violations listed in the present suit and which are not corrected.
4. Buyers shall make a principal payment to sellers on or before May 6, 1988 in the sum of \$4,500.00.
5. Buyers shall make payments of interest on the outstanding principal balance due hereunder at the rate of 10% per annum, payable monthly, beginning April 28, 1988, and on the same date of each month thereafter. Final payment of all outstanding principal and interest due shall be due on September 6, 1988. Buyers may pre-pay the outstanding principal balance without penalty.
6. Buyers shall be responsible for all water charges, real estate taxes & insurance from date of initial closing. Rents, security deposits, real estate taxes, water charges shall be prorated at final closing, and also insurance premiums.
- ~~7. Buyers shall also pay to sellers on the dates when their monthly payments to sellers are due, the sum of \$ _____ per month for the insurance on the property for the period after the initial closing.~~

SELLERS

BUYERS

882026935

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Property of Cook County Clerk's Office

Mail to:

Nancy Sander

8532 School

Morton Grove, Ill. 60053