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REAL ESTATE CONTRACT

TO: Gilmer Corporation, Seller

1. **OFFER TO PURCHASE** We, John T. Boulahanis and Patricia A. Boulahanis (Purchaser) of 3649 Alder Drive, Hoffman Estates, Illinois 60195 offer to purchase the property commonly known as Lot 5, 331 Schreiber, Roselle, Illinois, County of Cook (legal description attached as Rider E). Lot approximately 80 X 133, together with improvements thereon including ventilating and central air conditioning equipment; if on premises, heating, lighting and plumbing fixtures; cabinets; planted vegetation.

2. **PERSONAL PROPERTY** The following is the personal property which is now located on the premises and for which a Bill of Sale is to be given at the closing: The approved blueprints of the subject home are incorporated herein by reference. Seller will provide a Bill of Sale at closing for all personal property included in this agreement per Rider C.

3. **TIME FOR ACCEPTANCE** This offer shall be null and void if not accepted by Seller on or before June 13, 1988, and in such event, all earnest monies deposited shall immediately be returned to Purchaser.

4. **PURCHASE PRICE** The purchase price is \$170,000.00

5. **EARNEST MONEY** Purchaser has paid earnest money in the amount of \$17,360.00. Earnest money shall be held by Bank of Commerce & Industry as per Rider F, as Escrowee for the benefit of the parties hereto. If Purchaser defaults earnest money shall be forfeited. Such forfeiture shall be in full settlement of all damages. If Seller defaults, earnest money shall be refunded to Purchaser, but, such refunding shall not release Seller from the obligation of this Contract, nor from the obligation to pay a Realtor's commission. If a dispute arises between the Seller and the Purchaser as to whether a default has occurred, Escrowee shall hold the earnest money and pay it out as agreed in writing by Seller and Purchaser. In the event that agreement cannot be reached by Seller and Purchaser within thirty (30) days after written notice to Escrowee that such a dispute has arisen, the parties hereto agree that the Escrowee may deposit the funds with the Clerk of the Circuit Court and the parties hereto agree to indemnify and hold the Escrowee harmless from any and all claims and demands including the payment of attorney's fees, costs and expenses arising out of such claims and demands, said amounts to be borne equally by both Seller and Purchaser.

6. **PAYMENT OF PURCHASE PRICE** The payment of the purchase price, subject to applicable prorations, including earnest money, shall be paid as follows: All in cash, cashier's check or certified check.

THIS DOCUMENT PREPARED BY:
JERRY M. SALZBERG
175 West Jackson Blvd, Suite 1445
Chicago, Illinois 60604



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7. **MORTGAGE COMMITMENT** This contract is subject to the condition that Purchaser be able to procure within thirty (30) days from the date of contract firm commitment for a conventional type loan to be secured by a mortgage or trust deed on the real estate in the amount of \$95,000.00 or such lesser sum as Purchaser accepts, with interest not to exceed 9 3/4% a year plus private mortgage insurance, if required, to be amortized over 25 years, the service charge for such loan not to exceed 0%. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notified Seller in writing thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at Seller's option within thirty (30) days following Purchaser's notice, procures for Purchaser such commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, the Contract shall remain in full force and effect. In such event, Purchaser shall furnish to Seller all requested credit information and shall sign customary papers relating to the mortgage application and the securing of a mortgage commitment and such other documents that may be necessary to allow Seller to proceed. If Seller is not so notified by Purchaser, Purchaser shall be deemed to have secured such commitment or agreed to purchase the property without such mortgage financing.

8. **TIME AND PLACE OF CLOSING** A) Closing or escrow pay out shall be on ~~see paragraph 6 Rider A~~ or at such time as mutually agreed to in writing provided title has been shown good and merchantable or accepted by Purchaser, by conveyance by stamped recordable warranty deed with release of owner and homestead rights (or other appropriate deed if title is in trust or in an estate) and payment of the purchase price, including earnest money, and delivery of purchase money mortgage, if any. B) This sale shall be closed at the office of the Purchaser's mortgagee, or if none, at the office of the Seller's attorney, or if not, Title Insurance Company, unless some other place shall be mutually agreed upon.

9. **TITLE** Title when conveyed shall be good and merchantable, subject only to general taxes for 1987 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; covenants and restrictions of record to use and occupancy; party wall rights and agreements; mortgage or trust deed as described herein.

10. **PRORATIONS** A) Real estate taxes based on the most recent ascertainable real estate taxes, (if the current real estate taxes are based on the fact that the Seller qualifies for a homestead exemption, Seller agrees that he has or shall have executed all documents prior to or at the closing necessary to preserve said exemption) rents, if any, association dues, if any, water taxes, fuel, prepaid service contracts, accrued interest on mortgage indebtedness and other proratable items shall be prorated to the date of possession. B) Seller represents that as of the date of acceptance hereof the monthly association dues pertaining to the property are 0. See paragraph 24.

11. **POSSESSION** Possession shall be delivered not later than closing provided the sale has been closed. For purposes of this Contract, possession shall be deemed to have been delivered when Seller has vacated the premises and delivers the keys to the premises to the Purchaser.

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12. **BROKERAGE FEE** Seller shall pay a brokerage fee as agreed in the listing agreement to J & L Services in the amount of 1 1/8 of the purchase price (\$2,550.00)

13. **RIDERS AND GENERAL CONDITIONS** This Contract is subject to the general conditions on pages 4 - 6 hereof and approved Rider letters A,B,C,D,E,F & G attached hereto, which Riders and General Conditions are made a part of this Contract.

SIGNIFICANCE OF OFFER AND ACCEPTANCE BY PARTIES

WE UNDERSTAND THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANCE OF THE SELLER AND THE SIGNATURES OF BOTH PARTIES SHALL CONSTITUTE A LEGALLY BINDING CONTRACT AND ALL PARTIES AGREE TO PERFORM THE TERMS AND CONDITIONS THEREOF.

3649 Alder Drive
PURCHASER'S MAILING ADDRESS

P.O. Box 773
SELLER'S MAILING ADDRESS

HOFFMAN ESTATES, IL 60195
CITY, STATE, ZIP CODE

WHEELING IL 60090
CITY, STATE, ZIP CODE

John T. Boulahanis
JOHN T. BOULAHANIS

GILMER CORPORATION

Patricia A. Boulahanis
PATRICIA A. BOULAHANIS

Edward Andrews
EDWARD ANDREWS, PRESIDENT

DATE OF OFFER TO PURCHASE

6/19/88
DATE OF ACCEPTANCE

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GENERAL CONDITIONS

14. **EVIDENCE OF TITLE** Seller shall, at his expense, deliver or cause to be delivered to Purchaser or Purchaser's attorney not less than five days prior to the time of closing as evidence of title in Seller or Grantor one of the following: A) Owner's Duplicate Certificate of Title, issued by the Registrar of Titles, or certified copy thereof and a Torrens Tax and Special Assessment Search of a date not more than forty (40) days prior to closing; or B) A title insurance policy or commitment for title insurance by a title company licensed to operate in the State of Illinois bearing a date on or subsequent to the date of the acceptance of this offer, but issued not more than forty-five (45) days prior to closing in the amount of the purchase price, subject only to items listed in paragraph 9 on the face hereof and usual stock objections. Delay in delivery by Seller of a commitment for title insurance due to a delay by Purchaser's mortgagee in recording the mortgage and bringing down title shall not cause a default in this Contract.

In the event the entire subject property is registered in the Torrens system, and Purchaser or Purchaser's mortgagee desires a title insurance policy in addition to a Duplicate Certificate of Title issued by the Registrar of Titles, same shall be obtained at Purchaser's expense.

Every certificate of title, title insurance policy or commitment for title insurance furnished by Seller shall be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If evidence of title discloses other defects, Seller shall have thirty (30) additional days to cure such defects and notify Purchaser, but Purchaser may take title with such other defects (with the right to deduct from the purchase price, liens and encumbrances for a definite or ascertainable amount) by notifying Seller and tendering performance. At closing, if requested, Seller shall execute customary form of title and sign customary ALTA forms and other forms as may be required by law or custom.

15. **LOSS** If, prior to closing, improvements on the property shall be destroyed or materially damaged by fire or other casualty, this Contract, at the option of Purchaser, shall become null and void.

16. **SURVEY** At closing, Seller shall furnish a survey by a licensed land surveyor dated not more than ten (10) days prior to date of closing thereof showing that all improvements thereon, including buildings, fences, patios, sidewalks and driveways are within the lot lines, and showing no easement violations and no encroachments of improvements from adjoining properties. If Purchaser or Purchaser's mortgagee desires a more recent or extensive survey, same shall be obtained at Purchaser's expense.

17. **PAYOFFS** Existing mortgage and other lien indebtedness may be paid at closing out of sale proceeds, unless Purchaser takes title subject thereto.

18. **MORTGAGE PLACEMENT** Purchaser may record a mortgage on this property and apply the proceeds on purchase.

19. **DEBRIS REMOVAL** Seller shall remove from premises by date of possession all debris and personal property not conveyed by Bill of Sale to Purchaser.

20. **CODE VIOLATIONS** Seller warrants that neither he nor his agent has received notice of any dwelling code violation

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which exists on the date of this agreement from any city, village or other government authority.

21. **NOTICES** All notices required shall be in writing and shall be served on the parties at the mailing addresses indicated herein. In the event notice is served by mail, the date of mailing of the notice by registered or certified mail, return receipt requested, shall be the effective date of the notice.

22. **ESCROW CLOSING** At the election of either party upon written notice to the other party, this sale shall be closed through an escrow office closest to the subject property of a title company or a banking institution licensed to operate in the State of Illinois or at such other place as otherwise agreed by deed and money escrow with such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding payment of purchase price and delivery of deed, shall be made through the escrow and this Contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be paid by the party requesting it unless otherwise agreed upon.

23. **SURVIVAL OF ESCROW PROVISIONS** Any escrow and other provisions contained in this Contract which require additional acts after the closing shall survive the closing and the conveyance of the deed and shall continue to be binding upon the parties hereto.

24. **PRORATION OF TAXES** A) 110% of the 1987 tax bill to be applied as a credit to Purchaser's account at the time of closing unless same has been paid and evidence of payment presented at the time of closing. B) 1988 Real Estate Taxes: The sum of 1 1/4% of the purchase price shall be deposited in escrow with Purchaser's lender. When the exact amount of the taxes prorated under this Contract can be ascertained, the taxes shall be prorated by the Seller's attorney at the request of either party, and Seller's share of such tax liability, after reparation shall be paid to Purchaser from the escrow funds and the balance, if any, shall be paid to Seller. If Seller's obligation after such reparation exceeds the amount of the escrow funds, Seller agrees to pay such excess promptly on demand. It is further agreed that this subparagraph B shall not go into effect upon presentation to Purchaser's written confirmation from the Assessor of Cook County or other governmental unit charged with the responsibility of Real Estate Tax Assessments that this real estate, which is the subject of this Contract, will be assessed as improved as of the date of the issuance of a Certificate of Occupancy by the local building department and not prior thereto. Upon compliance with this condition Seller shall apply as a credit to Purchaser's account 110% of the most recently ascertainable tax billing from January 1, 1988 to date of closing.

25. **INSPECTION** Purchaser reserves the right to inspect the premises within seventy-two (72) hours of the closing. Any defects in material and workmanship so noted by Purchaser or by Purchaser's agent shall be completed to Contract specifications prior to closing. Delay in closing shall be at the expense of the Seller per Rider A, paragraph 6, attached hereto. This paragraph is in addition Rider A, paragraph 7.

26. **DESIGNATION OF INTEREST** When Purchasers are husband and wife, their interest under this Contract shall be in

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joint tenancy with right of survivorship unless otherwise provided herein or directed by Purchaser.

27. **REAL ESTATE SETTLEMENT PROCEDURES** The parties to this Contract shall in all respects comply with the Real Estate Settlement Procedures Act of 1974, where applicable, and furnish all information for compliance with the Act.

28. **PAYMENT OF REAL ESTATE TRANSFER TAX** Seller shall pay the amount of any stamp tax imposed by the state law and county law on the transfer of title and Purchaser shall pay the amount of any transfer tax imposed by local ordinance, unless otherwise imposed by such ordinance. Both parties agree to execute any declarations or any forms required in connections with said transfer taxes.

29. **CONSTRUCTION OF TERMS** Wherever appropriate, the singular includes the plural and the masculine or feminine includes the other or the neuter.

30. **COLOR AND MATERIALS** Purchaser shall complete all necessary selections of color and materials and shall pay for any special items thus selected within seven (7) days after selection. If such selections and payment have not been made by the above date, then Seller may proceed with the use of color and materials at Seller's option. If a specified item of material or equipment shall be or become unavailable, and, if Seller deems that such unavailability will cause undue delay in the construction schedule, Seller shall have the right to substitute materials or equipment of equal or better quality and performance of brand names listed in the specifications in Riders B and C with the approval of Purchaser for the substitute selection of materials and equipment. Seller must notify Purchaser, either orally or in writing within twenty-four (24) hours of knowledge of unavailability. Purchaser must respond, either orally or in writing, to Seller within twenty-four (24) hours of Seller's notification of substitution of materials or equipment.

31. **WARRANTY** Notwithstanding anything herein contained to the contrary, any warranties made by the Seller or his representative to the Purchaser shall not be binding upon the Seller until all monies due Seller have been paid.

32. **PURCHASER AS AGENT** Each of the Purchasers does hereby irrevocably authorize the other of them for and in his or her name, or as his or her agent, in the dealings with the Seller to execute or perform any act, deed, matter or thing whatsoever with reference hereto, or with reference to said premises or the improvements, and does hereby ratify and confirm all that such agent may do by virtue hereof.

33. **SITE GRADES AND ELEVATIONS** Seller reserves the right to establish site grades and building elevations for the improvement on the site and compliance by Seller with minimum elevations established by the controlling governmental authority shall relieve Seller of any liability arising in connection therewith.

34. **TIME** Time is the essence of this Contract.

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RIDER A

Rider to Contract dated June 9, 1988, by and between John T. Boulahanis and Patricia A. Boulahanis, spouses, hereinafter referred to as "Purchaser", and Gilmer Corporation, hereinafter referred to as "Seller".

1. Whenever the terms of this Rider and the terms of the Contract are conflicting, the terms of this Rider shall prevail.
2. For purposes of paragraph 2 of the Contract, approved blueprints shall be interpreted to mean that they have been reviewed by Purchaser and meet with their personal approval.
3. Seller warrants that the subject property is not registered under the Torrens system.
4. Seller warrants that the house, when completed, will be hooked up to city sewer and water.
5. Seller agrees that the ceiling drywall be screwed and glued rather than nailed.
6. Seller agrees to pay or credit to Purchaser's account the sum of \$100.00 per day commencing July 21, 1988 provided that construction to be performed by Commonwealth Edison is completed by June 15, 1988. If Commonwealth Edison's performance is not completed by June 20, 1988 this clause shall be effective as of August 1, 1988 and if said performance by Commonwealth Edison is not completed by June 25, 1988 this clause shall be effective as of August 8, 1988. In addition, Seller shall not be liable for any loss or damage resulting from delay in the construction of improvements caused by changes made by Purchaser, occurrences beyond the control of Seller, such as unionized labor difficulties, material shortages, governmental order, delay or regulation, except for delays occasioned by order of the local building department, fire, theft not caused by Seller's failure to secure the premises, mob, the elements, and Acts of God. Said sum shall not be considered a penalty, but shall be considered as liquidated damages to Purchaser. However, this clause shall be effective regardless of any reason that delays closing and possession of the residence by Purchaser's after August 8, 1988.
7. Seller agrees that Purchaser's inspector shall be able to examine construction in progress at the same time as the local governmental building inspector. Only the village building inspector shall stop pay-outs to subcontractors. Seller shall provide at or prior to the closing date a Certificate of Occupancy issued by the appropriate governmental authority. Purchaser shall not occupy said residence until such Occupancy Certificate is obtained by Seller.
8. Seller acknowledges payment in full by Purchaser in the sum of \$1,900.00 which represents the price for a timberline roof (\$1,600.00) and wet bar (\$300.00). Payment of the sums by Purchaser is recognized by both parties to be payment in full for an add-on order and does not effect the purchase price herein.



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RIDER B

It is agreed between the parties that the home to be constructed shall contain the following features:

INTERIOR FEATURES

Partial basement
Eased door openings
Custom stained woodwork through-
6 panel pine
Re-wire for telephone (3rooms)
Laundry room in lower level
Insulation -R30 ceilings, R19 walls
Armstrong solarium floors -kitchen
Air conditioning -Carrier
Energy efficient gas furnace -Carrier
Water heater -50 gallon
Fireplace with gas heater -60"brick
Ceramic Tile -mud room
Recessed lights -baths & fireplace
Custom decorating carpet, paint, color
Light switches for all closets

KITCHEN FEATURES

Breakfast area
Stove, dishwasher, disposal, range hood
all Tappan
Oak kitchen cabinets with soffits
Self-edged formica tops
All electric kitchen appliances
Recessed light over sink
Cabinets in mudroom
Splash-back tile

EXTERIOR FEATURES

Weatherproof water spigots & outlets
Vent for stove
Entry wood doors with thermopane glass
Finished grading
Maintenance free trim, fascia & soffits
Masonry -front
Patio -as per plan
Day windows with nook in kitchen
Aluminum siding
Wood windows with screens

BATHROOM FEATURES

Ceramic tile in bath & shower to soffit
Ceramic tile on floors
Choice of tub or shower
Recessed lighting over tub & shower
Marble vanities
Mirrors & medicine cabinets -lighted
Soffits over tub & vanity
Moen Chateau faucets
Elongated water closets
Kohler fixtures -colored

MISC

Gutters & downspouts
Ceiling outlet in garage for opener
Sky lights
Smoke detectors
Hinged shower door.
Sidewalk garage to deck

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SPECIFICATION OUTLINE

General Conditions: Plans & Specifications shall be considered final by all parties.

Insurance: Seller's contractor shall carry Builder's Risk and Liability Insurance.

Plans: Shall be supplied by Seller.

Specifications: Where question or difference of opinion arise, specifications shall rule over plans.

Surveys: Shall be supplied by Seller.

Permits & Inspections: This Seller shall supply all permits and shall be responsible for all inspections. All work shall meet County and Local Code standards. Seller shall furnish owner with final occupancy permit from the Building Department. The owner shall not occupy said residence until such occupancy permit is obtained by Seller. If Purchaser shall occupy the premises prior to the Seller's receipt of the occupancy permit, all liability arising from said occupancy shall be deemed the Purchaser's.

Excavation: Shall consist of stripping of top soil within construction area, digging of foundation, backfilling and rough grading of black dirt. This Contract does not cover tree or stump removal. Any abnormal subsurface soil conditions shall be the responsibility of the Seller. In the event that there is an excess or deficiency of fill material, it shall be charged to the Seller on a time and material basis.

Driveway: Size: 10' to street Thickness: 4"
Base: Stone Surface: Concrete

Concrete: (As per plan)
Flat work - Thickness 4" Mix 5 Bag
Steel reinforcing NO
Vapor barrier YES
Fill Stone

Basement Walls -
Thickness 8" Mix 5 Bag - 10" wall for brick
Damp-proofing YES Steel reinforcing NO
Footing tile YES

Garage Walls -
Thickness 8" Mix 5 Bag 2 1/2 Car
Steel reinforcing NO

Garage Apron - %

Patio - Size NONE

Stoop - Size As per Plan

Front Walks -

Size Width 42" Length To drive

Rear Walks - Width 42" Length Garage to Deck

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Windows - Type _____ Metal _____ Size _____ As per Plan
 Window Wells -
 Type _____ Metal _____
 Well Drains - YES

Construction Detail:

Floor Joint: Size _____ As per Plan Type _____ Wood
 Sub-flooring: Type _____ Plywood Thickness _____ 3/4"
 Studs: Type _____ Wood Size _____ 2 x 4
 Ceiling Joist: Type _____ As per Plan Size _____ As per Plan
 Rafters: Type _____ Trusses Size _____ As per Plan
 Wall Sheathing: Type _____ Celorex Thickness _____ 1"
 Roof Sheathing: Type _____ Plywood Thickness _____ 5/8"
 Soffit: Type _____ Aluminum Thickness _____
 Exterior Trim: Type _____ Aluminum Grade _____
 Interior Trim: Type _____ Wood Grade _____ Construction
 Paneling (interior): Type _____ Thickness _____
 Sliding (exterior): Type _____ Aluminum Thickness _____

Others: _____

Roofing: Type _____ Asphalt _____ Weight _____ 240# _____ Brand _____ Certacoed or equal
 Base _____ Felt _____ Fasteners _____ Nails _____

Windows: Make _____ Senco (Klobe-Krueger -- Type _____ Wood
 Glazing _____ rounds) Double glazed Thermopane (windows include screens)

Attium Door: Make _____ Klobe-Krueger Size _____ As per Plan
 Glazing _____ Double glazed

Doors: (exterior) Type _____ Wood stained _____ Thickness _____ 1-3/4"
 (interior) Type _____ Wood-6 panel pine doors _____ Thickness _____ 1-3/8"

Garage Door: Make _____ trim, stained Redwood Size _____ 25'
 Thickness _____ 1-3/4" Type _____

Gutters: Type _____ Aluminum _____ Gauge _____
 Drain to _____ Splash _____

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Insulation:

Walls 3/4" - R-19
Floors none
Ceiling 12" - R-30
Slab none
Garage Ceiling above living area will be insulated.
Others _____

Drywall:

Ceiling - Thickness 1/2" - screwed Taped Yes
Walls - Thickness 1/2" - screwed Taped Yes
Garage Ceiling - Thickness 1/2" - screwed Taped Yes
Garage Walls - Thickness 1/2" - screwed Taped Yes

Floors: (Included)

Living Room Carpet
Dining Room Hardwood Floors
Kitchen Armstrong Solarium
Family Room Carpet
Utility Room Armstrong Solarium
Foyer & Attached Mud Room (Foyer-hardwood floors) Mud room - ceramic
Hall (1) Carpet
Hall (2) Carpet
Bath (1) Ceramic
(2) Ceramic
(3) Ceramic
Bedroom:
(1) All bedrooms will be carpet
(2) _____
(3) _____
(4) _____
(5) _____

Hardware: (Finish)

Brand Quikset or Wentlock
Finish Antique Brass Baths Finish Same

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<u>Stairs:</u>	<u>Stringers</u>	<u>Threads</u>	<u>Risers</u>
	Size Kind	Size Kind	Size Kind

Foyer Stairs: Oak posts, rails and spindles; stairs to be in oak with stained trim, carpet runner.
 Basement Stairs: Carpenter built.

Others:

Painting:

Exterior Trim	Coats	-----	Type	Aluminum
Siding	Coats	-----	Type	Aluminum
Interior Walls	Coats	2	Type	Latex-choice of color
Woodwork	Coats	2	Type	Varnish - choice
Paneling	Coats	none	Finish	-----
Cabinets	Prefinished Oak.			
Stairs	Oak material			
Basement Stairs	Painted.			

Heating:

Type	Forced air	Furnace Make	Carrier
Model No.	-----	Size (BTU)	As required
Type of heat registers	Floor		
As per Plan	No. of warm air outlets	-----	
1	No. of cold air returns	-----	
1	No. of zones	-----	
1	No. of thermostats	-----	
Yes	Hood vented to exterior	-----	
Yes	Dryer vented to outside	-----	
N/A	Clothes chute	-----	
Yes	Central air	Carrier-at least 3 1/2 ton.	

Masonry (as per plan):

Exterior:	Type of brick	face	Allowance	\$220.00
	Type of sills	brick	Size	As per Plan
Chimney:	Type of brick	Prefab	Cap	Metal
	Size of flue	As per Plan		
Fireplace:	Type of facing	Fireplace brick	-----	
	Size of fire pot	42"	-----	
	Hearth (Size)	60"	(Type)	Brick
	Flue (Size)	As per Plan	(Cap)	-----

Others:

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RIDER E

Legal description of Lot 5, Schreiber Street, Roselle, Illinois Lot 8 and the west 30 feet of Lot 7, as measured along the North and South lines, in block 8 of the resubdivision of block 9 in Boeger Estates addition to Roselle, Illinois, being a subdivision of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 34, Township 41 North, Range 10, East of the third principal meridian, according to the plat recorded April 23, 1928 as document number 9997905 in Cook County, Illinois.

P.I. Number 07-34-328-005
07-34-328-006

331 Schreiber
Roselle, Illinois

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<u>Plumbing:</u>	Make	Model	Size	Color
a) Tubs:	Kohler, Cast iron, color, marble whirlpool in master bath. (marble cast)			
b) Lavatories:	Marble			
c) Toilets:	Kohler			
d) Kitchen sink:	Double stainless steel			
e) Faucets:	Hoen or equal			
f) Laundry tray:	yes			
g) Sump pump:	yes			
h) Hot water heater:	yes, 50 gallon			
i) Disposal:	yes - Tappan			
j) Gas oven & range:	electric - Tappan or equal			
k) Dishwasher:	yes - Tappan			

NOTE: a) Chrome shut-offs to be installed on all sinks and toilets.
b) Rough plumbing to be copper.
c) All plumbing shall be installed according to governing code and inspected by authorities.

Electrical:

a) Service	200 Amp
b) Breaker Panel	Yes
c) Doorbell Wiring	Yes
d) Thermostat (Make)	Honeywell or equal
e) Furnace Wiring	Yes
f) Disposal Wiring	Yes
g) Dishwasher Wiring	Yes
h) Well Wiring (220 V.)	Not applicable
i) Hood Wiring	Yes
j) Silent Switches	Yes
k) Range Wiring	Yes
l) Dryer Outlet	Yes
m) Electric Oven & Range (Make)	Tappan (Model)
n) Hood-up Fan (Make)	Yes
o) Electrical Outlet - front & rear (outside)	Yes
p)	
q)	

NOTE: All wiring shall meet Cook County standards and shall be inspected by County authorities. Type of wiring shall be copper.

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Cabinets & Vanities: Make Herillat
Finish Prefinished Oak Cutting Board YES
Breadbox NO Cutlery Drawer YES
Floor to ceiling with shelves
Tops: Kitchen Formica

Third Bath Marble cast
Main Bath Marble cast
Master Bath Marble cast

Wall Tile: Kitchen Below cabinets
Powder Room none
Main Bath Around tub and floor
Master Bath Around shower and floor and hinged shower door
Third Bath Around tub and floor.

Well: None
Septic: None

Extras: All extras shall be paid at the time they occur.

Clean up: All debris shall be taken away from jobsite.

Others: Weatherproof water faucets, front and rear; ceiling outlet in garage for opener; installation of all lighting fixtures & garage opener; Sky lights per Plan; smoke detectors; door lock; chair rail in dining room; crown molding in (ceiling); hardwood floor in foyer and dining room; 2 1/2" plank oak tongue & groove w/ acrylic finish; (wetbar-cost of \$300, already paid); area by the basement and crawl space to be drywalled.

Guarantee: Structure shall be guaranteed for one year against faulty workmanship or mechanical failure of items installed under this Contract. We accept no responsibility for damage due to abuse, wind, hail or acts of God. Ordinary wear and tear as a result of the characteristics of the materials or products used are excluded.

Accepted by owner _____

By _____

By _____

Contract Price: \$170,000.00

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RIDER D

ALLOWANCES

Included in the purchase price set forth in the Contract between the parties are the following allowances:

1. Wall Tile - \$1.75/SF; installation of wall tile is included in the purchase price.
2. Kitchen Floor - \$1.50/SF; installation of kitchen floor is included in the purchase price.
3. Appliances - \$900.00; installation of appliances is included in the purchase price.
4. Light Fixtures - \$600.00; installation of light fixtures is included in the purchase price.
5. Carpet and Pad - \$11.00/Sq.Yd; installation of carpet and pad is included in the purchase price, up to \$11.00 per square foot.
6. Kitchen Splash - \$1.25/SF; installation of kitchen splash is included in the purchase price.

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Bank of Commerce & Industry

6100 N. Northwest Highway • Chicago, Illinois 60631-2191 • (312) 775-8000

May 11, 1988

Mr. Jerry Salzberg
2 Lawrence Friedman
175 West Jackson Boulevard
Suite #1445
Chicago, Illinois 60604

Re: John and Patricia Boulahanis

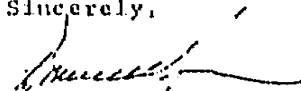
Dear Jerry:

This will confirm our conversation with regard to the following two items outstanding with reference to John and Patricia Boulahanis:

1. This letter will confirm Bank of Commerce & Industry is holding for John and Patricia Boulahanis \$17,360.00, which represents earnest money deposit for lot #5 in Roselle, Illinois.
2. Subject to Bank of Commerce & Industry's receipt of an application for mortgage and its approval of said mortgage application, Bank of Commerce & Industry hereby agrees to make a ~~25~~ year mortgage at ~~9.5%~~ with no points. In addition to the monthly payment of principal and interest, the bank will require the additional payment each month for insurance and real estate taxes.

Should you have any questions regarding this, please feel free to contact me.

Sincerely,


Donald B. Houlder
President

DBH;fd

P.S. The commitment will extend for a period of 30 days after scheduled occupancy.

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RTDER G

The parties have agreed that Purchaser may record this Contract. Seller agrees to provide Purchaser with a legal description and an originally signed Contract to enable Purchaser to record. Purchaser shall provide a recordable release of said Contract to be placed in escrow with Intercounty Title Company or any other title insurance company used to insure title of the premises. Said release shall be delivered to Seller at time of closing or upon Purchaser's default in the terms of this Contract whichever occurs first.

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T81111 TRAM 6181 06/15/88 14:49:00
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COOK COUNTY RECORDER

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MAIL

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COOK COUNTY RECORDER
HARRIS & HARRIS
100 W. WASHINGTON ST.
CHICAGO, ILL. 60601
TELEPHONE 312-441-1000

10/1/2008

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