ESTATE CONTRACT OFFER OF PURCHASER The terms of this offer are as follows: L/We (Purchaser) ofter to purchase the reaf estate known as Legally described on exhibit A, if any, Lot size approximately Together with improvements thereon and including personal property, if any, located on the real estate as of the Alle hereof, for which a bill of sale will be given screens, storm windows and doors; strades, window blinds: dragery rods, curtain rods; radiator covers; attached TV aniennas; heating, central cooling, ventilating, lighting and plumbing furtures; attached mirrors, shelving, injerior shutters, calenned and bookcases; which shades; planted vegetation, garage door openers and transmitters; attached threptace screens; smoke detectors as well as the following specific items: A. Clusions 1-Purchase origi in the form of nce of this offer, said check shall be properly endfised Upon acce by payee and deposited by the party delignaled in Paragraph V The earnest money shall be days after (Seller's) acceptance hereol. Said initial earnest 9 money shall be returned, and this often arm any void it not accepted on or before 10 11 12 amount of \$ or such less of amount as Purchaser shall accept, with a fixed interest rate not to exceed _ % per annum to be amortized over a minimum of-13 with a four Service charge not to exceed If Purchaser makes a good faith effort but its unable to comin a commitment for the mortgage loan contemplated berein, Purchaser shall so onthis flow within the finite period, purchaser shall for all LPURPOSES BE DEEMED TO HAVE SECURED SUBHECOMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE 14 15 FINANCING OR BASED UPON THE MORIGAGE COMMITMENT ACTUAL OBTAINED, USAFIETS, SHORING, Seller may, at Seller's option, within 16 _additional days after said notice, elect to accept purchase money Instrument to secure a mortisage commitment on behalf of Poeties, open " untilly the same terms for the mortgage four contemptated herein with such other realistial terms and conditions for contemptated have established by any lending institution with a principal other in the Chicago M stoppol an area having assets of all least one billion delians. If Seller is so notified, Purchaser agrees to funding to Seller all requested and 18 to still Customary papers relating to the application for and recurling of a mortgage commitment. If Seller is thereafter unable or unability to secure such commitment or to accept purchase money 19 20 3—The Purchase Price shall be paid, subject to prorations, aff in cash, by cashler's ther' or certified check at closure.

4—(a) Closing or escrow payout shall be on 30 August provided Pie ou follows with this contract or has been accepted by Purchaser, by conveyance by stamped recordable warranty deed with release of Homestean Rights (or other appropriate deed if titles in trust by in an estate) and payme, 1 of purchase price.

(b) Title shall be conveyed at the time required by this Contract subject only to: General tases for 19—4 and subsequent years, special taxes or assessments, if any for improvements and path completed installments. 21 23 21 d; b. Hdir's Pres and building and liquor restrictions of record; coning and building laws and ordinances; private, public 25 and utility easements; coverants and restrictions of record as to use and occupancy; party wall rights and agreements; if any, existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any, as described in Paragraph 2 above, acts dopp or suffered by or through the Purchaser. 26 27 5—Real Estate taxes (based on most recent ascertainable taxes); assign ce policies, if requested by Purchasor; ren's, if any, water taxes and other proratable items including flood hazard insurance shall be prorated to 28 29 date of possession, Fire and izing. (This upes not apply to home-owners insurance policies.) Parties hereto agree to reprorate when bilt is available 30 provided sale has been closed 3_ of the purchase price is to be held in 31 6-Possession stall be delivered on as security to Purchaser for possession, to be paid to Purchaser at the rule of 32 esciow by per day for each day possession is withheld beyond said date. Possession shall be deemed given when Seller has vacated 0 e premises and delivered the keys to the same to Purchaser or to the Broker(s). Any obtaine in said escrew fund after possession is delivered shall be paid to Seller. Retention of possession by Seller does not create a lan io. 1-tenant retainmentation of the purpose of action. 33 7—Earnest money and this contract shall be held by

If the Purchaser defaults, earnest money, shall be forfeited and applied to payment of broker's commission and any expenses incurred, and balance paid by Selfer. At Selfer's election, such forfeiture may be in full settlement of all damages. If Selfer defaults, earnest money, at option of Purchaser shall be refunded to Purchaser, but such following shall not release Selfer from its obligations unit's first contract. Selfer and Purchaser agree that 36 37 said earnest money is to be held in a federalty insured money market deposit account at a banking institution designated by the Listing Broker. All interest earned on the earnest if any is to account to Purchaser and is to be paid to Purchaser at the time of closing or upon termination of this Contract 39 Purchaser's Social Security Number None, at office of listing broker, or as specified below 8-Inis sale shall be closed at office of Perchaser's moduacee or 41 (Name) To Control of all request of either party, in escrow ne (Address) 42 dyng the title commitment by deed and money escrew, lee to be divided between Seller and Purchaser. Seller 43 the Exclusive Right to Self or other written listing agreemen Listing broker is 45 PURCHASER 46 PURCHASER 47 ACCEPTANCE OF OFFER BY SELLER 48 ${f Z}$ we accept this other and agree to perform and convey title or cause title to be conveyed according to the terms of this contract. ďζ Address State /10

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9—(a) Setter shall deliver or cause to be delivered to Perchaser or Purchaser or Purchaser's agent, not less than tive days prior to the time of closing, a title commitment for an owner's little insurance policy issued by a title insurance company licensed to do business in the State of little defined and in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended granter subject only to (1) the conditions and stipulations and standard or general exceptions contained in the owner's policy issued by that company, (2) the title exceptions set forth above, in paragraph 4(b), and (3) title exceptions which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the tunes to be paid upon the deed, Delay in delivery by Seller of Commitment for Title Insurance due to delay by Putchaser's montgages in recording montgage and bringing down title shall not be default of this paragraph: Every title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as therein shown; subject only to exceptions as therein stated. As to all or any part of said real estate which, on the date of this contract, was registered in the Office of the Registrar of Trilles of Cook County, the Seller may either (1) render the little commitment herein required; and a currently dated Registrar of Trille's special tax search and a search and a currently dated Registrar of Title's federal tax lien search. Every certificate of title or title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as therein shown subject only to exceptions as

(b) If the fille commitment discloses exceptions relating to title other than those referred to in paragraph 9(a), Setter shall have 30 days from the date of the delivery to Purchaser thereof to have these exceptions removed from the commitment. If Setter fails to have these exceptions removed within such time, Purchaser may terminate this contract or may elect, upon notice to Setter within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount, if Purchaser does not so elect, this contract shall become null and void without further action of the parties,

and the earnest money shall be returned to the Purchaser.

-General Conditions

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(a) If prior to closing, improvements on the real estate are distroyed or materially damaged by fire or other casualty, this contract at option of Purchaser shall become null and void or Purchaser may elect to take an assignment of Seller's insurance proceeds.

(b) Prior to closing, Seller shall furnish a survey by a licensed land surveyor showing the location of the improvements (including tences separating the real estate from adjoining properties) thereon and showing all enconcements, if any, if the survey discloses improper location of improvements or encrockments and Seller is unable to obtain the insurance protection for the benefit of Purchaser against loss resulting from such improper location or encroachment, Purchaser may, at its option, declare this contract to be notil and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished. Purchaser

install the cost of any later date survey which may be required by Purchaser's mortgage or desired by Purchaser.

(c) Existing mortgage and lier indebtedness may be paid out of the sale proceeds. Purchaser may place a mortgage on the real ustate and apply proceeds on purchase.

(d) All of the items of personal property shall be transferred to Purchaser by delivery at closing of a customary Bill of Sale without warranty of merchaniability or litness for purpose. Seneralso shall turnish Purchaser an affidavit of title covering the time of closing, subject only to the ritie exceptions permitted by this contract and shall sign customary ALTA forms.

(e) Seller shall remove a" - buts from the real estate and improvements by date of possession. Purchaser shall have the right to inspect the real estate and improvements during the 48-hour period immediately prior to closing to verify that the real estate, improvements and included personal property are in substantially the same condition, normal wear and tear excepted, as of the date of Beller's acceptance of this contract.

(i) The Seller warrants that or are Seller not Seller's agent has received notice of any dwelling code violation which exists on the date of this contract from any city, village, or other governmental authority.

(b) Seller and Purchaser shall or coils lit documents and provide all information so that any Federal Lender can issue its commitment and close the transaction in accordance with the requirements of the Real Estate.

Settlement Procedures Act of 1974.

(n) Seller shall comply with the term; of an, municipal ordinance for municipality in which the real estate is located relating to the transaction contemptated herein and shall provide to Purchaser at closing evidence of

compliance with such profinances. Transfer taxe and fired by local ordinance shall be paid by the party designated in such profinance. Seller shall pay any transfer tax imposed by state law.

(i) All notices or other communications which may be made pursuant to or which may be necessary or convenient in connection with this agreement shall be in writing and shall be made to the parties hereto at the addresses which appear after their names (or at such address as each may by written notice to the other designate) by personal delivery or by certified or registered mail. In the case of malting, notice shall be desired to be given as of the date notice is placed in the United States mail, or stage prepaid.

(j) Purchaser acknowledges for the benefit of Setter conductive that neither the Setter, process, nor any of their agents have made any representations with respect to any material fact relating to the real estate, its improvements and included personal property unless such appropriate to satisfy Purchaser has made such investigations as Purchaser deems necessary or appropriate to satisfy Purchaser that there has been no deception, traud, false preferses, talse promises in exemptations, concealments, suppressions, or omission of any material fact by the Setter, the broker, or any of their agents relating to the real estate,

its improvements and included personal property.

(i) Purchaser shall furnish flood insurance required by any lender and shall, ay any usual and customary processing costs or charges required by any lender.

(ii) Time is of the essence, provided that Selfer and Purchaser may of tage any date or time limit set forth herein by a written agreement executed by Selfer and Purchaser or their authorized agents.

(iii) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Selfer and Purchaser shall execute or cause to be executed all documents and take or cause to be taken all and in the Purchaser shall have no Itability, either actual or potential under the Act.

Proposition .	
The terms of the Rider(s) consisting of	is attached horeto is made a part holocu.

This contract is provided as a countery by the North Shore Board of Reatrors®, which assumes no responsibility for its legal sufficiency or 750/1/CC



... North Shore BOARD OF REALTORS*

UNOFICIAL

THIS RIDER IS MARKE A PART OF AND INCORPORATED

DATEO TOMMONLY KNOWN AS 24 St. WILLIAM ENTERED INTO BY ATTORNEY'S APPROVAL Typis contractific contingent upon the approval hereol as to form by the attorney(s) for which are all the second of this contract. Typis contractific contingent upon the approval hereol as to form by the attorney(s) for which are all the second of this contract. The second of this contract will remain in full force and effect. If written notice of disapproval is given within the time period specified above, this contingency ship deemed waived and this contract will remain in full force and effect. If written notice of disapproval may be given by either party hereto or by their respective attorney. For purpose of this Ricker, the written notice of disapproval must be personally delivered and shall be deemed given and effective as of the date when aum notice behalf of Purchaser. The notice of disapproval may be given by either party hereto or by their respective attorney. For purpose of this Ricker, the written notice of disapproval must be personally delivered and shall be deemed given and effective as of the date when aum notice the shall of Purchaser. It such notices of disapproval is being made a behalf of Seller, back helder shall be deemed given on the date when such notice is received by Purchaser of the Cooperating Broker! If any, as representative of Purchaser for the limited purpose of the receipt of notice under the terms of this flick. INSPECTION This contract is contingent upon supposed by Purchaser of the condition of the real estate as evidenced an inspection conducted, at Purchaser's expense and by a contractor selected by Purchaser, within inspection. Unless written notice of disapproval is given within the time period specified above, this contingency she be deemed waived and this contract will remain in full force and effect. If written notice of disapproval is given within the time period specified above, then this contract as in more approval to the contract will not an effect. If written notice of disappr	THIS BID	ER IS MADE &	PART OF AND	INCORPOR	ATED INTO	THAT CERTAL	/ / j N REAL EST	ATE CONTRAC
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