

This form has been approved by the Real Estate Law Committee of the DuPage County Bar Association for use by its members.

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, Ernest Kyles and Leverta Kyles, His Wife Address 17007 Albany #10-T-105
Hazelcrest, Illinois 60429 Cook County, State of Illinois agrees to purchase, and SELLER, A.J. SMITH
FEDERAL SAVINGS BANK Address 14757 S. Cicero Ave., Midlothian,
Illinois 60445 Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of THIRTY SIX THOUSAND
AND NO/100- Dollars (\$ 36,000.00) the PROPERTY commonly known as 17007 Albany #10-T-105,
Hazelcrest, Illinois 60429 and legally described as follows: Unit 10-T-105 in The English Valley Condominium
as delineated on a survey of the following described Real Estate: Certain Lots in Martha's Park and
Martha's Park Addition, both being subdivisions of part of the West 1/2 of the Northwest 1/4 of
Section 25, Township 36 North, Range 13, East of the Third Principal Meridian, which survey is
attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25187929, and as
amended from Time to Time, together with its undivided percentage interest in the Common Elements,
(hereinafter referred to as "the premises") in Cook County, Illinois.

with approximate lot dimensions of _____ 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, humidifying and filtering equipment; fixed carpeting, built-in kitchen appliances, equipment and
cabinets; water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screen,
roof or attic I.V. antenna; all planted vegetation, garage door openers and car units; and the following items of personal property:
Storm and screen doors and windows, Wall-to-Wall carpeting, Electric, plumbing and
other attached fixtures as installed, One Refrigerator, Dishwasher, One Range, Locks
and lock hardware.

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer as 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 the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer in
joint tenancy or his nominee, by a recordable, stamped general Trustee deed with release of homestead
rights, good title to the premises subject only to the following "permitted exceptions": (a) Any General real estate taxes not yet due and
payable; (b) Special assessments contained in this contract date; (c) Building, building line and use of lot specific restrictions, conditions
and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, ditches, ditches, 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; terms, provisions, covenants, and conditions of the declaration of condominium,
if any, and all amendments thereto; any easements established by or implied from the said 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 possession and easements established pursuant to the declaration of condominium.
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 14757 South Cicero Avenue, Midlothian,
Illinois 60445 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 SIX AND NINE TENTHS percent (6.9%) per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ FIVE HUNDRED AND NO/100

(Indicate check and/or note and due date) and will pay with XXXX the additional sum of \$XXXXXXXXXXXX as earnest
money to be applied on the purchase price. The earnest money shall be held by Naughton Realtors
for the mutual benefit of the parties concerned:

(b) At the time of the initial closing, the additional sum of \$ 1,000.00 plus or minus prorations, if any, as is hereinafter provided.

(c) The balance of the purchase price, to wit: \$ THIRTY FOUR THOUSAND FIVE HUNDRED to be paid in equal
Monthly installments of \$ 265.42 each, commencing on the
1st day of September 1 1988 and on the First day of each Month thereafter until the purchase price is paid in full
("installment payments").

(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 First day of August 1 1988

(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 subsequent to the date of
this Agreement may become a lien on the premises; third, and 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 July 16 1988 or on the date, if any, to which said date is
extended by reason of subparagraph 8 (b) at A.J. SMITH FEDERAL SAVINGS BANK "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 at 12:01 A.M. on July 16 1988 provided that the full
down payment minus net prorations due in favor of Buyer, if any, 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 term 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 such prior mortgage shall in any way accelerate
the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that
provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage
or trust deed in any way restrict the right of prepayment, if any, 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 oc-
cur, 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 pages showing said premises on the recorded survey attached to the Declara-
tion 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 his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before July 16, 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 Naughton Realtors

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 16th day of July, 1988

SELLER: A. J. SMITH FEDERAL SAVINGS BANK

BUYER: ERNEST KYLES & LEVERTA KYLES, His Wife

This instrument prepared by
James J. Andretich
14757 S. Cicero Ave., Midlothian, Ill. 60445

DEPT-01 \$14.00
TR4444 TRAN 1168 07/28/88 14:50:00
#0584 # D * -88-336882
COOK COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF COOK) SS -88-336882

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERNEST KYLES AND LEVERTA KYLES, His Wife personally known to me to be the same persons whose names 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 16th day of July, 1988

OFFICIAL SEAL
James J. Andretich
Notary Public, State of Illinois
My Commission Expires Nov. 18, 1990

[Signature]
Notary Public

STATE OF ILLINOIS)
COUNTY OF) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that _____ 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 _____ Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, IDA M. SOURS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES J. ANDRETICH, Executive Vice President of A. J. SMITH FEDERAL SAVINGS BANK and EVELYN J. KRUEGER, Corporate Secretary of said corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Executive Vice President and Corporate Secretary, respectively, 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 Corporate 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 official seal, this 5th day of July, 1988.

OFFICIAL SEAL
Ida M. Sours
Notary Public, State of Illinois
Commission expires Feb. 13, 1989

[Signature]
Notary Public

MAIL TO 888336882

BOX 168