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ro: BENJAMIN DIAZ and GRACIELA DIAZ		("SELLE	R") DATE: 7-18-88
OFFER TO PURCHASE: I/We MARTHA P. MIRANDA			("Purchaser")
2348 S. Millard	Chicago	Illinois	60623
(Purchaser's address) 2325 S. Milla	City	State	Zip
er to purchase the property commonly known as:	Street		
Chicago	Cook		Illinois
City  Lapproximately PET SURVEY (the parties reserve the right)	County  tht to attach the legal description at a lat		State
ntral air conditioning equipment if on premises; heating, lighting and plumbing field PERSONAL PROPERTY: The following is the personal property which is now local STRIKE INAPPLICABLE ITEM(S) screens, storm windows and doors as exist, drap ILOTIC	ures; cabinets; planted vegetation. ed on the premises and for which a Bil ery rods; curtain rods; attached TV anto	of Sale is to be given at the cl	osing:
TIME FOR ACCEPTANCE: This of er shall be null and void if not accepted by Seller introductely be returned to Purchaser	within 2 days	, and in such ev	rent, all earnest monies deposited sha
PURCHASE PRICE: The purchase price 3\$ 29,000.00	00.00	,000.00 by cash or	
EARNEST MONEY: Purchaser has paid earr is money in the amount of \$\frac{1}{2}, \frac{1}{2} \]  EXEMPTION X PROPERTY PROPERTY DESCRIPTIONS X THE X X X X X X X X X X X X X X X X X X X		by cash or	check MXXXXXXXXXXXXXX
rnest money and this contract shall be held byir. Diaz			
ALTOR*, as Escrowee, for the benefit of the partie, he etc. If Purchaser defaults, lier defaults, earnest money, at the option of the Purchair, shall be refunded to Purchair a REALTOR'S* commission. If a dispute arises between the Selter and the Purchaiting by Selter and Purchaser in the event that agreement can rote, reached by Selter sheeto agree that the REALTOR* may deposit the funds with the Crick of the Circuit mands, including the payment of reasonable aftorney's fees, cust, and expenses a PAYMENT OF THE PURCHASE PRICE: The payment of the purchase price, silvects (a). All in cash, cashier's check or certified check.	haser, but, such refunding shall not rele- ser as to whether a default has occurred and Purchaser within thirty (30) days at 1 Court and the patries hereto agree to it rising out of such claims and demands to applicable prorations, including earner	ase Seller from the obligation of J. REALTOR* shall hold the ear- ter written notice to REALTOR* identify and hold the REALTOR*, said amounts to be borne equi- st money, shall be paid as follows	this Contract, nor from the obligation mest money and pay if out as agreed that such a dispute has arisen, the pa harmless from any and all claims at ally by both Seller and Purchase is (strike subparagraphs not applicable
roy. The acceptance of the tibe to the rear estate encumbers of the proximately \$	% a year, and the payr	nent of a sum in the form of casi	h, a cashier's check or certified chec
26. (8) The acceptance of the title to the real estate subject to a mortgage of the control of the title of Lipida. The fall of Lipida of the indebtedness at the time of close terms the difference between the amount due on the indebtedness at the time of close terms any liability with respect to the said mortgage or trust deed with the control of th	inich m y result from any act of Purcha	iser.	
equ) if the fifth martgage insurance premium has been prepaid on the existance premium based upon a ninety steeped with the grant of a provided a second of a seco		millions I directory to come - as its miles to m.	
MORTGAGE COMMITMENT: (Strike paragraph if inapplicable) This Contract is subject to the contract of the contra	ect to the condition that Purchaser be abl	e to procure by	July 29 19 88
rm commitment for a CONVENCTIONAL type loan to be secure such lesser sum as Purchaser accepts, with interest not to exceed $10-3/4$	d by a mortgage or trus' decid on the real	estate in the amount of \$ 203	. 15
arge for such loan not to exceed ENTEE——3 % II, after making every realler in writing thereof within that time, this contract shall become null and void and a rity (30) days following Purchaser's notice, procures for Purchaser such a commitme all remain in full force and effect in such event, Purchaser shall furnish to Seller all cation and the securing of a mortgage commitment and such other documents that Seller is not so notified by Purchaser. Purchaser shall be deemed to have secured TIME AND PLACE OF CLOSING: (a) closing or escrow pay out, shall be on	isonable effort. Purchaser is urable to priferament money shall be returned to by ent or nothers Purchaser that Seller y arequested credit and other requests is in may be necessary to allow Seller to unsuch commitment or agreed to purchas 29–88 bed recordable warranty deed with releating the processing of purchase money mortgag	ocure such commitment within to rhaser, provided that if Seller o accipit a outchase money mortig- for lation and shall sign customs occe a "e property without such morti- b" t such time as mutually se of law". In homestead right e, if an,	he time specified herein and so notifi- ir REALTOR*—at Seller's option with age upon the same terms, the Contra- ary papers relating to the mortgage a rigage financing.  r agreed to in writing provided little in s (or other appropriate deed If little is
TITLE: Title, when conveyed shall be good and merchantable, subject only to (st essments for improvements not yet completed. Building lines and building and liqui ways, easements for private roads, private easements, coveriants and restrictions sin.	or restrictions of record; zoning and but	iding laws and ordinancis, p. o	nd subsequent years, special taxes fic utility easements; public roads at mortgage or trust deed as describi
PRORATIONS: (a) Real estate taxes based on the most recent ascertainable real estate agrees that he has or shall have executed all documents prior to or at the clarice contracts, accrued interest on mortgage indebtedness and other proratable item.	osing necessary to preserve said exempt ins shall be prorated to the date of post	lion), rents, it any, association of session	ues it any, water taxes, tuel, prepa
(b) Seller represents that as of the date of acceptance hereof the monthly ${\tt POSSESSION}$ : Possession shall be delivered not later than ${\tt 10~days~aft}$ in delivered when Seller has vacated the premises and delivers the keys to the premi	association dues perfaming to the prope <u>er CLOSINS</u> provided the sale has been clouses to Purchaser or to the office of the b	sed. For purposes of this Contra- isting REALTOR*—in the event	cl, poss issy it shall be deemed to ha possession is not delivered at closin
(a) Seller agrees to pay at closing the sum of s. none	day in the Purchase! for the Green and occ	upancy from the date of closing	
contract.  (b) Seller shall deposit in escrow with the listing REALTDR*, at six red to Purchaser on or before the date specified in this Contract. If possession is sall pay to the Purchaser from the escrow lunds the sum of 1/15th of the deposit per date when it is any, to the Seller	closing. The sum of 24 of the ca o delivered, the escrow fund shall be pal ay for each day possession is withheld fr	IO  le price to guarantee that p id to the Seller. If possession is r orn Purchaser after such specifie	ossession of the property shall not so delivered, the fisting REALTOF and shall pay the balance of the control
BROKERAGE FEE: Seller shall pay a brokerage feer as agreed in the listing agreeme		pply	
RIDERS AND GENERAL CONDITIONS: This Contract is subject to the General C	REALTOR® .  Conditions on the back page hereol an	d NORTHWEST SUBURBAN BO	ARD OF REALTORS and NORTHWE
BURBAN BAR ASSOCIATION approved Rider numbers			are made a part of this Contract.
SIGNIFICANCE OF OF UNDERSTAND THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANC ACT AND ALL PARTIES AGREE TO PERFORM THE TERMS AND CONDITIONS THER	EOF.		ONSTITUTE A LEGALLY BINDING CO
chaser's Mailing Address (Please Print)	Date of Acceptance	S Millar PSS (Please Print)	CL Street
priv State 21p	Setter	ine D	State Zip
UIIGSCI	z Than	iles Di	22
rchaser This form of contract dealted with the wint	Seller ettors of the NORTHWEST SUBURBAN BAR	ASSOCIATION AND THE NORTHWES	T SUBURBAN BOARD OF REALTORS" . I

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LOT 13 (EXCEPT THE SOUTH 12 1/2 FEET THEREOF) LOT 14 AND LOT 15 (EXCEPT THE NORTH 8 FEET THEREOF) IN BLOCK 5 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST FO THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-26-109-006 Vol. 574

Commonly Known As: 2325 S. Millard, Chicago, Illinois 60623

TOO COOK COUNTY CLOTH'S OFFICE

Return to: Larry Leavitt
75. Dearborn, Suite 1327
Chicago, FL
60603

OGG CONTRACTOR

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