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1. BUYER,	ARTICLES OF AGREEMENT FOR DEED "" JOHN & JANET COLLINS, or their nominee,
Address	11229 Timberview Lane, LaGrange
Cook	County; State of Illinois agrees to and GLORIA P. TRPAVCHEVICH/
purchase, a	nd SELLER, NICK TEPAVCHEVICH/First National Bank of
Address 62	DaGrange, u/t/a 1523 0 W. Burlington Avenue LaGrange
Cook	County; State of Illinois agrees to sell
to Buyer at	the PURCHASE PRICE OF TWO HUNDRED TWENTY-FIVE THOUSAND DOLLAR
(\$ 225,000.0) the PROPERTY commonly known as 9200 W. 47th Str
Brookfield	, Allinois , and legally described as
follows:	Section as
LINE 2 INTERSECT WEST OF SOUTH LI SOUTHEAST FARMS BE SOUTHWEST	CORNER, IN AFTHUR T. MC INTOSH'S CONGRESS PARK FING A SUBDIVICION OF THE SOUTHEAST 1/4 OF THE T 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
(hereinafter	referred to as "the premises")
with approxi	mate lot dimensions of
In addition,	the Seller shall convey by Proper Bill of Sale;
at the Secon	d Closing, Title to the fixtures as Installed,
	the Personal Brownest

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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 payment and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time

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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 Warranty/Trustee's Deed deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any: (a) General real estate taxes not yet due and payable (b) Special assessments confirmed after this contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Frainage 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 agreements; 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 condowniúm.

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 aforesals.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at office of Seller

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 Ten and three quarters percent (10-3/4) per annum, all payable in the manner following, to wit:

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(b) At the time of the initial closing, the sum of \$
\$45,000.00 , plus or minus prorations,
if any, an is hereinafter provided;
(c) The balance of the purchase price, to wit: \$
\$187,300.00 to be paid in equal
monthly installments of \$1,827.42
each, commencing on the
lst day of September , 19 88 , and
on the lst clay 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 soon paid shall by the on the lat day of
August 19 93
(e) All payments received hereunder shall be applied
in the following order of priority: first, to interest
accrued and owing on the unpaid principal balance of the
purchase price; second, to pay before delinquent all taxes
and assessments which subsequent to the date of this Agree-
ment may become a lien on the premises; third, and to pay
ment may become a lien on the premises; third, and to pay insurance premiums falling due after the date of this Agree-
ment; 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 survivorship.
4. CLOSINGS: The "initial closing" shall occur on August 5.
19 88 (or on the date, if any, to which said date is
extended by reason of subparagraph 8(b) at Buyer's Attorney's
Office "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

August 1, 19 88

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 MORIGAGES:

- 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 lier 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 rejured thereby). No mortgage or trust deed placed on said premises 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 exist, 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

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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 attorney'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 object 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 surveyor, having all corners staked and showing all improvements existing as of this contract date and all essements and building lines.

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8. TITLE:

fifteen (15) days water prior to the intial At lease closing, Seller shall furnish or cause to be furnished to ARREST AND ARREST DA GREEN HORSE ARREST OF TREES HIM A PROPERTY ARREST and brew bearen or a commitment issued by a title 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) prior mortgage permitted in paragraph 6; (4) other title exceptions pertaining to liens or encumbrances of a definite

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or ascertainable amount, which may be removed 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 celivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage chat 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 alove 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 tille 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 in the parties, and all monies paid by Buyer hereunder shall to 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

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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. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8 (a) resulting from acts done or suffered by, or judgments against the Seller.

9. AFFIDAVIT OF TITLE: Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Afficient of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 6 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.

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- 11. PRORATIONS: description of the date of initial closing. Real Estate taxes for the year of possession shall be prorated as of the date of initial closing upon receipt of the actual tax oill. The provided the provided the provided the provided to the actual tax oill. The provided the prov
- 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 or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed co do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement for deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including an ancillary 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 one (1) year principal or his agent within the contract of the date of execution of this Agreement.

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- 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 heaters and softeners; septic, plumbing, and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferrred to the Buyer. 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.
- (c) Seller agrees to leave the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.
- 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. Eaver shall make all necessary repairs and renewals upon said premises including by way of example and 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. If, however, the said premises shall not be thus kept in good repair, and in a clean, sightly, and healthy condition by Buyer, Seller may either (a) enter same, himself, 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, sightly, 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, sightly, and healthy condition; or (b) notify the Buyer to make such repairs and to place said premises in a clean, sightly, and healthy condition within thirty (30) days of such notice (except as is otherwise provided in paragraph 21), and, upon default by Buyer in complying with said notice, then Seller may avail himself 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 receive 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 insurance against loss or damage by fire or other casualty the improvements now and hereafter erected on the premises with a company, or companies, reasonably accepted to the Seller, in an amount not to be less than \$185,000.00. Buyer shall also furnish flood insurance, if applicable. Such insurances shall be for the benefit of the parties hereto, and the interest of any mortgagee,

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or trustee, if any, as their interest may appear. Such policy, or policies, shall be held by Seller, and Buyer shall pay the premiums thereon when due.

- 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 reconstruction restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

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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, for feiture 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 therefor or for any part thereof.
- 20. LIENS: Buyer shall not permit a mechanics' judgment or other lien to attach to the premises.

21. PERFORMANCE:

If Buyer (1) defaults 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 delaylt is thirty (30) days not cured within of written notice to Buyes; 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: 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 Agreeif necessary ment and w

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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 303 hereunder which Seller elects to accept after the date such sum was due.
- (e) Anthing contained in subparagraphs (a) through

 (d) to the contrary notwithstanding, this Agrosment shall 30 not be forfeited and determined, if within 30 days after such written notice of default, Purchaser tenders to feller any installment of the Purchase Frice 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 Purchaser 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 defendant (or creditor in the event of Seller's bankruptcy or being declared insolvent)

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as a result of the acts or omissions of the other party.

- (b) (l) 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 falls due after knowledge of any breach of this agreement by Buyer or Seller, or after the termination of Payer'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 rotice, 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 him agent personally or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 3 or if to the Buyer at the address of the premises. 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

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

CALCULATION OF INTEREST: Interest for each month shall

k calculated upon the unpaid balance due as of month preceding the last day of the 🖎 🎮 sed upon a 360 day year. Interest for the period from the date of initial closing until the date the first installment FF WHE shall be due the date the first installment under this agreement is due to payable on waximetowextimexatioticscollaristic on saldayard be paid.

- ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest therein or herounder nor shall the Buyer lease nor sublet the premises, or any /without the written consent and approval of the Seller. 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.
- FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance aforesaid and a Bill of Sale to the personal.property to be transferred to Buyer under this final closing Agreement at an upon payment of all amounts due here-

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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 market 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 exprises 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 continuous and the continuous and

/of principal
makeshably to calculated upon the unpaid balance due as of
month preceding
the last day of the present the last day of the period from the date of initial

closing until the date the first installment with shall be due
the date the first installment under this agreement is due to
payable on maximum when when when when when the paid.

- 27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest therein or harmunder nor shall the Buyer lease nor sublet the premises, or any without the written consent and approval of the Seller. 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 and a Bill of Sale to the personal property to be transferred to Buyer under this final closing Agreement at any time upon payment of all amounts due here-

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under in the form of cash or cashier's or certified check made payable to Seller, in conformity with the provisions of this Agreement.

whether 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 Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording small be delivered to Buyer. Seller shall give Buyer a credit against the balance of the purchase price for the cost of recording such release. the event Buyer does not have a mortgage lender, then the delivery of the cancelled note to Sellar shall be simultaneous with the delivery of the Deed from Seller to Buyer, and to facilitate the delivery of documents and the comment 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 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

remises is held in

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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.

- (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 pertormed 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 inco a trust and comply with subparagraphs (a) and (b) of this paragraph 29.
- 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

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the singular and the masculine, feminine and neuter shall be freely interchangeable.

- 33. PROVISIONS SEVERABLE: The unenforceability or in validity 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 intro to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Eurer. Time is of the essence of 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 August 1 Mail, 19 88 otherwise at the Buyer's option this Agreement thall become null and void and the earnest money, if any, shall be
- 37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction

refunded to the Buyer.

XQCC F FOR A NAME AND THE STATE OF THE STATE

IN WITNESS OF, the parties hereto have hereunto set their

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hands and seals this	day of	(Jack)
SELLER: First National Bank of LaGrange, not personally, but as Trustee U/A dtd. 11/16/77 AKA	BUYER:) ta
BY: Trust, No. 1523 BY: Trust Metzler, V.W. &T.O.	- Cons	

This document is made by the First National Bank of La Grange as Trustee and accepted upon the express understanding that the First National Bank of La Grange enters into the some not personally, but only as Trustee and that no be somal liability is assumed by nor shall be assisted or inforced against the First National Bank of La Grange renause of or on account of the making or executing this Zocument or of the national Bank of La Grange renause of or on account of the making or executing this Zocument or of the national standard, as seen hability, if any telegraphs by warved, nor shull the Fast Anional Bank of La Grange be held personally liable upon or in consequence of any of the covenants of this document, either expressed, or implied.

Hour & Repopehenic Office

THIS INSTRUMENT PREPARED BY:
DONALD N. NOVELLE
ATTORNEY AT LAW
1127 S. MANNHEIM ROAD, SUITE 308
WESTCHESTER, ILLINOIS 60153
(312) 344-8180

88370947

Property of Cook County Clerk's Office

Given under my hand and notarial seal this 2nd day

1988

OFFICIAL SEAL

**Maura A. Rowley*

Retary Public Commission expires

My Commissi

Mercetary, 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 Vice President

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.

UNOFFICIAL GORY 4 22

LIST OF ALL PERSONS HAVING BENEFICIAL INTEREST AND/OR DIRECTION IN TRUST NO. 1523 FIRST NATIONAL BANK OF LA GRANGE

The beneficiary or beneficiaries is/are:

and the sales of a Nick Tepavchevich and Gloria Tepavchevich, as JTWROS

Proposition of Cook County Clark's Office The holder of holders of the power of direction is/are:

T81111 TMAN 2479 98/16/86 19 21 06 COOK COUNTY RECORDER

THE MANAGER PARTY

DONALD N. NOVELLE
1127 S NAME IN \$300
MESTCHESTER, EL 00163
P.O. BOX 7/37

mail to martin tishleden ag s. insalle st. Cheo, 12 60603

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Office

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