



LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
UNOFFICIAL COPY
NORTHWEST SUBURBAN BOARD OF REALTORS' INC.
REAL ESTATE CONTRACT

88392802

SELLER DATE 11-2-87

OFFER TO PURCHASE

TO: [Handwritten Name]
OFFER TO PURCHASE THE PROPERTY DESCRIBED AS FOLLOWS: [Handwritten Description]

APPROXIMATELY [Handwritten Address]
THE PARTIES RESERVE THE RIGHT TO ATTACH THE LEGAL DESCRIPTION AT A LATER DATE...

PERSONAL PROPERTY: The following is the personal property which is now situated on the premises and for which a bill of sale is to be given at the closing...

TIME FOR ACCEPTANCE: This offer is valid for a period of [Handwritten] days...

PURCHASE PRICE: The purchase price is \$ [Handwritten]

EARNEST MONEY: The purchase price is to be paid in the amount of \$ [Handwritten]...

PAYMENT OF THE PURCHASE PRICE: The payment of the purchase price is subject to applicable prorations...

MORTGAGE COMMITMENT: The acceptance of the title to the real estate encumbered by a mortgage...

TIME AND PLACE OF CLOSING: Closing or escrow pay out shall be on [Handwritten]...

TITLE: Title when conveyed shall be good and merchantable, subject only to certain applicable provisions...

PRORATIONS: Real estate taxes based on the most recent ascertainable real estate taxes...

POSSESSION: Possession shall be delivered not later than [Handwritten]...

BROKERAGE FEE: Seller shall pay a brokerage fee as agreed in the listing agreement to [Handwritten]

RIDERS AND GENERAL CONDITIONS: This Contract is subject to the General Conditions on the back page...

SIGNIFICANCE OF OFFER AND ACCEPTANCE BY PARTIES
WE UNDERSTAND THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANCE OF THE SELLER...

Date of Acceptance: [Handwritten]
Purchaser's Mailing Address: [Handwritten]
Seller's Mailing Address: [Handwritten]

Purchaser: [Handwritten Signature]
Seller: [Handwritten Signature]

SELLER: [Handwritten Signature]

BUYER: [Handwritten Signature]

THIS FORM OF CONTRACT DRAFTED WITH THE JOINT EFFORTS OF THE NORTHWEST SUBURBAN BAR ASSOCIATION AND THE NORTHWEST SUBURBAN BOARD OF REALTORS' INC.

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within 30 days of acceptance of this offer

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RIDER 32

This contract is ~~subject~~ ^{contingent upon} to the following:

- a) Purchaser, at his expense, obtaining approval by the Village of Streamwood through rezoning to build a 10 bay car wash facility.
- b) Approval by the Village of Streamwood to connect to the water and sewer lines for the car wash facility.
- c) The issuance of building permits by the governing authorities not later than March 15, 1988.
- d) Seller ^{execution of} ~~agrees to execute~~ all necessary documents required by the Village of Streamwood and requested by Purchaser to accomplish the change in zoning classification and to obtain the necessary approvals to erect the car wash facility.
- e) Seller grants Purchaser or his agents access to the property to conduct any and all tests relating to soil conditions for the placing of water and sewer lines or site improvements. In the event soil conditions are deemed unsuitable by Purchaser this contract is null and void and all money on deposit shall be returned to Purchaser on demand by Purchaser.
- f) Closing shall be 10 days after issuance of building permit for the car wash facility or not later than March 15, 1988.
- g) Seller ^{installation of} ~~agrees to install~~ all improvements at his expense of water, sewer, streets, ~~and~~ and any other improvements required by the Village of Streamwood on or before December 1, 1987.
- h) Seller is aware that Purchaser is a Real Estate Broker.

In the event Purchaser is unable to satisfy any or all of the above conditions prior to March 15, 1988, then this contract is null and void and all money on deposit shall be returned to Purchaser upon demand by Purchaser.

AB 10-27-87

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AMENDMENT to a CONTRACT DATED SEPTEMBER 24, 1987
between 4 B REALTY and WILLIAM KLEINER.

Under Rider 32, the following changes are mutually agreed to by Seller
and Purchaser:

Rider 32 c - The date March 15, 1988 shall be changed to read June 15, 1988.

Rider 32 f - The date March 15, 1988 shall be changed to read June 15, 1988.

Rider 32 g - The date December 1, 1987 shall be changed to read May 1, 1988.

The last paragraph on Rider 32 page shall be changed to read:

In the event Purchaser is unable to satisfy any or all of the
above conditions prior to June 15, 1988, then this contract
is null and void and all money on deposit shall be returned
to Purchaser upon demand by Purchaser.

4 B REALTY

W. J. [unclear]
Sells.

William A. Kleiner
WILLIAM KLEINER

dated January 6, 1988

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2

EXHIBIT A

That part of Lot 3 in Streamwood Business Cent Subdivision Phase I, being a Subdivision of Part of the West Half of Section Northeast Quarter of Section 25, Township 41 North, Range 9 East of the Third Principal Meridian. Described as follows: Beginning at the Southwest Corner of said Lot 3, thence Northeasterly along the Westerly line of said Lot 3, along a curved line convex to the Northwest whose radius is 460.00 feet an arc distance of 372.64 feet to the Northwest corner of said Lot 3; thence South 38 degrees 59 minutes 37 seconds East a distance of 19.02 feet to a point of curve; thence along a curve to the left whose radius is 178.75 feet an arc distance of 110.45 feet; thence South 16 degrees 25 minutes 17 seconds West, a distance of 267.49 feet to the South line of said Lot 3; thence West 175.0 feet to the place of beginning, in the Village of Streamwood, Cook County, Illinois.

Permanent Real Estate Tax Index Number: 06-25-200-005.

Address of Property: Southeast Corner of East Avenue and
Yorkshire Drive, Streamwood, Il.
1100 East Avenue
Streamwood, Il.

DEPT-91
7#1111 FROM 4066 60/29/68 13:35:40
#9792 # 14 *-88-392802
COOK COUNTY RECORDER

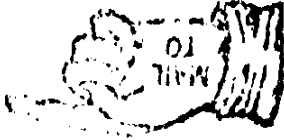
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MAIL TO:

ALLAN PETERS
202 E. WINDS ST,
ARLINGTON HEIGHTS,
IL, 60004

Property of Cook County Clerk's Office

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