

the total purchase price for the demised premises, if the option

2. Optionee shall pay ~~the sum of~~ Dollars (\$) as

on which optionee desires to exercise the option, ~~the sum of~~ \$170,000.00, notifying optionee in writing thirty (30) days prior to the day

1. Optionee shall have the option to purchase the demised premises at any time during the two (2) year term of the Lease. Optionee shall exercise the option to purchase by

follows:

and promises contained herein, the parties hereto agree as NOW THEREFORE, in consideration of the mutual covenants accordance with the terms set forth herein.

agreed to receive an option to acquire the property in

C. Optionee has agreed to grant and optionee has

for the above legally described property; and

B. Optionee, as lessee, has entered into a Lease Agreement dated of even date herewith with optionee, as lessor,

See Attached.

described as follows:

A. Optionee is the owner of the demised premises commonly known as 7935 Beldy, Lagrange, Illinois, and legally

WHEREAS, the parties recite and declare that:

hereinafter referred to as "Optionee."

to as "Optionee" and ANDREAS LEGMEIER and NANCY LEGMEIER,

A.D., 1987, by and between PAUL BLANGIN, hereinafter referred

THIS AGREEMENT made this 21st day of April

OPTION AGREEMENT

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IN SENATE
JANUARY 10, 1907

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 15, 1906

ALBANY, N. Y.:
J. B. WHITTAKER, STATE PRINTER,
1907.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

is exercised during the first year of this Option Agreement. This sum shall be in addition to any and all rental paid to optionor by optionee to the date of the exercise of the option. The total purchase price that optionee must pay on exercising the option to purchase shall be reduced by Two Hundred Dollars ^(\$200.00) each year thereafter. This reduction represents the amount of annual rental that the parties have agreed shall be applied toward the purchase price of the premises. The optionee exercises the option during any specific year of the Option Agreement. Optionee shall convey the demised premises by warranty deed, free and clear of all liens and encumbrances, except those that optionee may have created or suffered, and excepting any taxes, assessments, rates, duties, imposts, or charges that may become a lien against the premises since the date of this Option Agreement. The deed shall be accompanied by an abstract of title, showing a good and unencumbered title, passing under and by the resulting conveyance. On the delivery of the above-described deed and abstract of title this Option Agreement shall become void.

3. If optionee fails to exercise the option to purchase the premises and the Lease term expires, all annual rental paid by optionee during the term of this Option Agreement shall be considered rent and optionor shall be entitled to retain the entire amount without any accounting to optionee. Said option shall expire on the 30th day of April, A.D., 1921.

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THE STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Illinois

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4. This Option Agreement shall be recorded, at Lessee's expense, in the Office of the Recorder of Deeds for Cook County, Illinois.

5. The option granted hereunder shall be exercised automatically. The desire not to exercise said option shall be expressed by Lessee by giving written notice to Lessor on or before the 30th day of April, A.D. 1991, at the address hereinbefore provided, or shall be sent by certified or registered United States mail and shall be deemed given on the date of mailing.

6. Upon exercise of said option, Lessee shall purchase the Property and all personal property in "as is" condition.

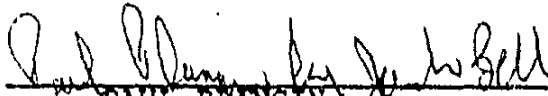
7. Time is of the essence of this Option Agreement.


8. This Option Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

9. This Option Agreement constitutes the complete agreement of the parties and may not be modified except by an instrument in writing signed by the parties.

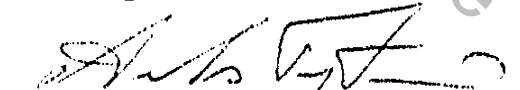
IN WITNESS WHEREOF, the parties to this Option Agreement have hereunto set their hands and seals the day and year first above written.

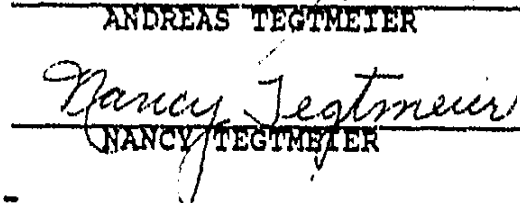
OPTIONOR:



PAUL BLANGIN


OPTIONEE:



ANDREAS TEGTMEYER


NANCY TEGTMEYER

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

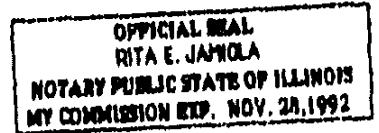
RUARBY AND ANDREAS TEGTMEIER

personally known to me to be the same persons whose names they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of

April, 1989.

Rita E. Jamola
Notary Public



State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

JORDAN BELL

personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of

May, 1989.

J. J. Japuet
Notary Public

Notary's Office

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RECEIVED
JAN 10 1964
PROPERTY TAX
DEPARTMENT
CHICAGO, ILL.

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Lease of house - Unfurnished

By this agreement made and entered into on April 21, 1989, between Paul Blangin, herein referred to as lessor, and Nancy and Andreas Tegtmeler, herein referred to as lessee, lessor leases to lessee the premises situated at 7935 Bielby, in the Village of LaGrange, County of Cook, State of Illinois, and more particularly described as follows:


LOT "A" (EXCEPT THE NORTH 343.00 FEET) AND (EXCEPT THE SOUTH 50.0 FEET THEREOF) IN MARY F. BIEDLY'S EDGEWOOD ACRES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

DEPT-01 \$15.25
 T45555 TRAN 2286 09/01/89 11:31:00
 43990 : E * - 849 - 4 12399
 COOK COUNTY RECORDER

together with all appurtenances, for a term of 2 years to commence on May 1, 1989, and to end on April 30, 1991, at 12:00 o'clock a.m.

SECTION ONE

RENT

Lessee agrees to pay without demand, to lessor as rent for the demised premises the sum of One Thousand Dollars (\$1,000.00) per month on the 10th day of each calendar month beginning May 1, 1989, c/o Jordan Bell, 205 West Randolph Street, Suite 2100, Chicago, Illinois 60606, or at such other place as lessor may designate. ~~No~~ Security deposit shall be required to be paid by lessee, in the amount of one thousand dollars (1,000.00) ^{att.} _{77.7} -1- 

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