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Revision Date: 08/30/89

ARTICLES OF AGREEMENT FOR WARRANTY DEED

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This contract, made and entered into this 5th day of September, 1989, by and between FLORENCE A. DIMEO, sole beneficiary of Land Trust No. 2765 at Parkway Bank and Trust Company, dated November 18, 1974, hereinafter referred to as SELLER, and HARRY BOB LAMPROS, hereinafter referred to as BUYER, IT IS AGREED:

1. Seller agrees to sell and convey to BUYER by good and sufficient Warranty Deed, and BUYER agrees to purchase from SELLER the real estate described as follows:

Commonly known as: 1258 West Jackson Street, Chicago, Illinois

PIN: 17-17 113-031

LEGAL DESCRIPTION:

Lot 30 in Block 16 in the Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

2. The purchase price for said real estate is: One Hundred Eighty-Five Thousand and no/100 (\$185,000.00),* payable as follows:

A. One Thousand and no/100 (\$1,000.00) as Earnest Money, in hand paid, the balance of Nineteen Thousand and no/100 (\$19,000.00), or a total of Twenty Thousand Dollars and no/100 (\$20,000.00) as Earnest Money, to be paid at Closing.

B. The balance of One Hundred Sixty-Five Thousand and no/100 (\$165,000.00) to be amortized over a thirty-year (30) period with the unpaid principal bearing interest at ten percent

* \$40,000.00 Land and Building; \$145,000.00 Equipment.

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In addition to the monthly payments set forth in Paragraph 2-B of this Agreement, BUYER shall pay to the

of this contract. be placed in escrow with the SELLER in accordance with the terms respective parties. Said tax proration for the year 1989 shall be prorated based upon the number of days of possession by the by SELLER when due. Real estate taxes for the year 1989 shall 5. Real estate taxes for year 1988 shall be paid withheld.

consent of SELLER, which consent shall not be unreasonably the real estate or this contract without the prior written 4. BUYER shall not sell or assign any interest in payments on principal last hereunder.

promptly when due, and all such prepayments shall be treated as to make all subsequent payments of principal and interest hereunder shall not operate to relieve BUYER of the obligation amount of principal without penalty. Prepayment of any sum BUYER shall have the privilege of prepaying any interest then due shall be paid in full.

years (2), at which time the entire sum of principal and Closing and continue each month thereafter for a period of two shall be due and owing the first of the month from the date of pursuant to the Amortization Schedule provided. Such payments (\$1,447.99)-----, principal and interest,

One Thousand Four Hundred Forty-Seven and 99/100----- (10%) per annum payable in equal monthly installments of

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SELLER with each monthly principal and interest payment, an amount equal to one-twelfth (1/12) of the amount of the most recently issued real estate tax bill. In the event such monies are not sufficient to pay the taxes levied against the premises, the BUYER shall within five (5) days of demand, pay the difference to the SELLER. The SELLER is hereby authorized to apply such monies and payment of such taxes as same become due, so long as BUYER is not in default hereunder, and otherwise to apply same in payment of any obligation of the BUYER hereunder. SELLER shall not be required to inquire into the validity or the correctness of the amount of any tax bill or other bill which SELLER elects to pay for the purpose of securing a default prior to making payment of same, but SELLER shall be responsible for seeing to it the bill which SELLER pays was issued with respect to the premises and not with respect to other property.

In addition to the monthly payments of interest and principal, and taxes to be paid monthly as aforesaid, the BUYER shall pay to the SELLER with each monthly payment, one-twelfth (1/12) of the annual insurance premium on the premises which shall provide property coverage and liability coverage. Such policy shall contain appropriate riders or a Lost Payable Clause for the protection of the interest of all parties concerned as well as the mortgagee. The BUYER covenants and agrees to provide same and deliver to the SELLER the original policy or such further documents evidencing coverage as aforesaid as SELLER may reasonably require. In the event the

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the improvements on said premises constantly insured in a at all times for the duration of this contract, BUYER shall keep 9. From and after the transfer of possession and

to the BUYER at the time of closing. 8. Possession of the premises shall be delivered mortgage policy, if any.

by SELLER. BUYER shall pay for the final search and for a policy, in the amount of the purchase price, shall be paid for owners' policies issued by each company. The owner's title by the terms hereof and to customary exceptions contained in premises subject only to matters to which this sale is subject duly authorized to do business in Illinois showing title to said to BUYER a written commitment from a title insurance company 7. As soon as is practicable, SELLER shall furnish

sum of five percent (5%) of the total amount due. agrees to pay to the SELLER a special late-payment charge, the same first became due and payable, the BUYER covenants and payments due SELLER hereunder within ten (10) days of the date 6. In the event the BUYER fails to make any of the

obligation of BUYER hereunder. default hereunder and otherwise to apply same in payment of any premiums as same become due, as long as the BUYER is not in hereby authorized to apply such monies in payment of insurance five (5) days of demand promptly to the SELLER. SELLER is premium, when same is due, BUYER shall pay the difference within insurance escrow monies are insufficient to pay the insurance

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unreasonably withheld.

the prior written consent of SELLER, which consent shall not be government board or body for variance or zoning change without 11. BUYER shall not make application to any

dwelling structure without the prior written consent of SELLER. BUYER further agrees that they will move no later than the pay for any and all improvements made by them promptly when due.

(4) after same has been completed, and BUYER further agrees to service or work performed upon said premises within four months will exhibit to SELLER lien waivers for all labor, material,

they will make no improvements. BUYER further agrees that they superior to the rights of SELLER, and BUYER expressly agrees to attach to or be against the property which shall or may be

lien, judgment lien, or any other lien of any nature whatsoever 10. BUYER shall not suffer or permit any mechanic's policy showing SELLER as a loss payee.

repairs. BUYER shall furnish to SELLER a copy of the insurance of such loss upon receipt by BUYER of lien waivers for any such or at BUYER'S option, said proceeds may be applied to the repair

assigns, to be applied on any balance due to SELLER hereunder, first to SELLER, their heirs, executors, administrators or appear. In the event of loss, the proceeds shall be payable

payable to the parties as their respective interests may balance owing from time to time hereunder, loss, if any, to be and extended coverage for a sum not less than the principal

reasonable insurance company against loss by fire, windstorm,

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12. In the event of termination of this contract by lapse of time, forfeiture or otherwise, all buildings, materials or improvements which have been constructed on or attached to the real estate, shall belong to and be the property of SELLER, without liability or obligation on their part to account to BUYER therefore.

13. SELLER agrees to have executed a Trustee's Deed conveying said real estate to SELLER and simultaneously executing a Warranty Deed conveying said real estate to the BUYER, which shall be deposited in escrow with EUGENE F. LAPORTE, LTD., 1100 West Northwest Highway, Mount Prospect, Illinois, 60056, as Escrow Agent, which shall be delivered to BUYER when all payments to be made have been paid, all covenants to be performed under this contract have been performed, and upon the showing of satisfactory evidence of said compliance with all of the terms of this contract to the Escrow Agent. A Quit Claim Deed conveying after-acquired title running from BUYER to SELLER shall also be executed and placed in escrow with EUGENE F. LAPORTE, LTD., 1100 West Northwest Highway, Mount Prospect, Illinois, 60056, which shall be delivered to SELLER in the event of forfeiture pursuant to the terms of this contract. Said Quit Claim Deed shall not be delivered to SELLER until SELLER has proved to the satisfaction of the Escrow Agent that the warning notice provided herein, was properly served upon BUYER, a Declaration of Forfeiture was properly served upon BUYER, and ten days (10) have elapsed from the time

willful.

default has been made, except as for such acts as may by him be contract, including his investigation as to whether or not a any liability for any of his acts under the terms of this 15. Said escrow agent shall be held harmless from

the alternative, SELLER may pursue other remedies under the law. to re-enter and take possession of the premises aforesaid. In all damages sustained by SELLER, and SELLER shall have the right retained by SELLER in full satisfaction of and in liquidation of all payments made on this Agreement, and such payments shall be not remedied within said 30-day period, then BUYER shall forfeit thirty days' (30) prior written notice, and if such default is option of SELLER, be forfeited and determined by giving BUYER BUYER's part made or entered into, this agreement may, at the or any part thereof, or to perform any of the covenants on 14. In case of failure of BUYER to make the payments,

otherwise. the Escrow Agent by agreement of parties, litigation or documents until the matter is resolved to the satisfaction of Escrow Agent shall continue to hold all of the escrowed interest in the premises pursuant to this contract, then the Declaration of Forfeiture that BUYER still claims some right or Escrow Agent prior to ten days (10) after service of the pursuant to this contract. Should the BUYER so notify the continues to claim some right or interest in the premises time BUYER shall have notified the Escrow Agent that BUYER that said Declaration of Forfeiture was so served, during which

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16. BUYER may deduct the cost of state and county transfer tax stamps from the final payment called for herein. 17. SELLER warrants that no notice from any city, village or other government authority of a dwelling violation which existed in the dwelling structure before this contract was executed has been issued or received by SELLER or SELLER'S agent.

18. BUYER shall pay all expenses, costs and reasonable attorney fees which may be incurred by SELLER in enforcing the terms and provisions of this Agreement and collection of any payment due hereunder.

19. Time is of the essence of this contract, and the extension of time of payment of one or any more of the installments as provided herein, or permitting of same to remain due for a longer period herein provided, or the waiver of the rights of SELLER under this contract shall not prevent or preclude SELLER from treating this contract at an end for any subsequent breach or default.

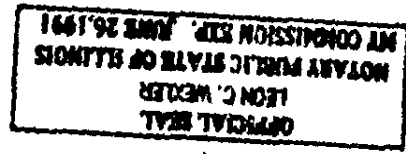
20. The payments called for herein shall be paid to SELLER directly or to such other person or account as SELLER may hereafter direct.

21. It is mutually agreed that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

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Notary Public
Leon C. Wedler

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Signed a Sworn to before me by Harry Bob Lampas who is known to me to be the person who signed above

COOK COUNTY RECORDER

#170 # E * 89-418463

DEPT-61 RECORDING

317.40

Eugene F. Laporte, Ltd.
Attorney at Law
1100 West Northwest Highway
Mount Prospect, IL 60056
312/392-4210

This instrument was prepared by:



[SEAL]

Signed + sworn to by Florence A. Dimco who I know to be the person who signed above

Notary Public

[Signature]

Before me by Florence A. Dimco

BUYER:
[Signature]
HARRY BOB LAMPAS

SELLER:
[Signature]
FLORENCE A. DIMCO

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IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

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WILLIAM H. HARRIS, CLERK
COUNTY OF COOK, ILLINOIS
JAN 1 1900

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