

UNOFFICIAL COPY

BROKER'S COPY

960 1-1-77 Form No. 99

SEAL

SEAL

SELLERS: Phone No. 625-7333

You are hereby authorized to place your For Sale Sign on the property, if permitted by local ordinance.

PERSONAL PROPERTY INCLUDED IN SALE PRICE as agreed to

You agree to list this property with the NORTHWEST MULTIPLE LISTING SERVICE of the Northwest Real Estate Board, on a cooperative basis with no additional commission.

ARBITRATION OF DISPUTES: Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator may be entered in any court having jurisdiction thereof.

It is illegal for either the owner or the broker to refuse to display or to sell to any person because of their race, color, religion, national origin, sex or physical disability.

GIVE POSSESSION AS AGREED

The property is sold subject to an existing mortgage, which loan to pay in connection therewith, subject to the lending institution at the time of closing.

The location of the buildings thereon to be within the lot lines and showing no encroachments of buildings from adjoining

title, prepare the usual items of income and expense and furnish a survey by a licensed surveyor prior to closing showing

We agree to furnish a Title Insurance Policy or Duplicate Certificate of Title issued by the Registrar of Titles of Cook County showing good

of the purchase price, or Duplicate Certificate of Title issued by the Registrar of Titles of Cook County showing good

agree on the form of said instrument, owner's attorney, broker's attorney, or by the parties themselves, in the event the parties cannot

the balance of principal remaining from time to time to the extent of the purchase price, purchase money mortgages or Articles of Agreement

period of months, with equal monthly payments, including principal and interest, with interest at

Note, or execute Articles of Agreement for Warranty Deed in the amount of \$ to be amortized over a

agency making the first mortgage on the above property to the purchaser. 3) Accept a Purchase Money Mortgage and

in each which sum shall be withheld for the net proceeds of the sale and deposited with the lending

TERMS - (Delete that which is not applicable) 1) Cash to seller on closing. 2) Cash to seller on closing. 3) Cash to seller on closing.

herein, and that we have authority to execute this agreement.

ENCUMBRANCES TO BE DEDUCTED

SALES PRICE \$279,000.00

LOCATION 3707 N HARLEM AV. CHICAGO IL

Contract written subsequent to this agreement may state that the commission is to be paid in accordance with this

agreement or the terms of a separate written agreement.

with respect to the amount of commission or with respect to the time of payment of commission, as set forth above, shall

be valid or binding unless made in writing in a separate agreement and signed by the parties hereto. A Real Estate Sales

TO PAYMENT OF EXPENSES INCURRED FOR SELLER BY BROKER, AND TO PAYMENT OF SAID

SALES CONTRACT DRAWN SUBSEQUENT TO THIS AGREEMENT, SAID COMMISSION SHALL BE PAY

DER THE TERMS OF THIS AGREEMENT OR IF WE DEFAULT UNDER THE TERMS OF A REAL ESTATE

behalf of a purchaser to whom it was submitted, said commission payable at time of closing or if we default un

said time by you, ourselves or any other broker, or sold after termination of this agreement to a purchaser or anyone in

procure a buyer ready, willing and able to buy the property on the terms herein provided, or if the property is sold within

1990 and we agree to pay you a commission in the amount of 3 1/2% of the total sales price set forth below, if you

for sale), we hereby appoint you our exclusive agent for the sale of said real estate up to and including APRIL 25TH

IN CONSIDERATION of your efforts to secure a buyer for the real estate herein described (and advertising it

NO CLOSE NO COMMISSION

SELLER AFTER 30 DAY NOTICE TO PSR. OK



Dated at CHICAGO, ILL. APRIL 25TH 1989

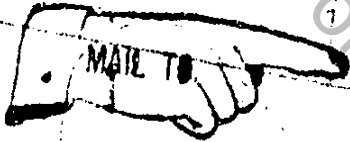
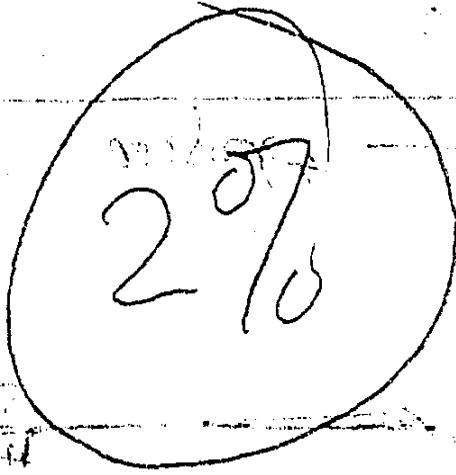
NORTHWEST MULTIPLE LISTING SERVICE EXCLUSIVE SELLING AGREEMENT

89427520

Note - Legal description on reverse side HEIRDOE

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LM GREENE
7185 W. BROADWAY
CHICAGO, IL 60634
622-7887

COOK COUNTY RECORDER

#0083 * 89-427520

TRAN 0019 09/12/89 15.04.00

\$12.25X

DEPT 02 RECORDING

LEGAL: LOT 42 (except the south 7.52 feet thereof)
in Volk Bros. Shaw Estates being a subdivision
of the East one-half of the Northeast fractional
quarter of Section 24, Township 40--North, Range 12,
East of the Third Principal Meridian, in Cook County Illinois.

PIN# 12-24-224-047

PROPERTY ADDRESS: 3704 N. HARLEM AVENUE CHICAGO IL 60634

89427520