



UNOFFICIAL COPY

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1. JOSEPH R. MCPHEE (Purchaser)
agrees to purchase at a price of \$ ~~150,000~~ 155,000.00 on the terms set forth herein, the following described real estate in
COOK County, Illinois: Lots 18 to 23 in Block 4 in Egger's

Subdivision of Blocks 3 and 4 in Dewey and Hoggs Subdivision of the West Half of the North-west Quarter of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian (except railroad right-of-way). Further identified by P.I.N.'s 20-30-100-012, 013, 014, 015, 016
(If legal description is not included at time of execution, authorized to insert thereafter.)

commonly known as 7131-7141 South Western Avenue, Chicago IL and with approximate lot dimensions of 150' x 125', together with the following property presently located thereon (not applicable) (a) storm and screen doors and windows; (b) awnings; (c) outdoor television antennas; (d) walk-to-walk, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f) venetian blinds; (g) electric, plumbing and other attached fixtures as installed; (h) water softener; (i) refrigerator(s); (j) _____ ramp(s); (k) garage door opener with _____ transmitters; (l) radiator covers; (m) indoor and outdoor furniture, and also _____

2. JAMES BERLES (Seller)
(Insert names of all owners and their respective spouses)

agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereon (in joint tenancy) by a recordable QUIT CLAIM deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) _____ and restrictions of record; (b) private, public and utility easements and roads and highways of any party; (c) _____ and agreements; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any uncompleted special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements _____; (h) _____; (i) general taxes for the year 1988 and subsequent years including taxes which may occur by reason of new or additional improvements _____ and to _____

3. Purchaser has paid \$ _____ (and will pay within _____ days the additional sum of \$ _____) in earnest money to be applied on the purchase price and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike subparagraph not applicable)

(a) The payment of \$ 155,000.00 one hundred fifty five thousand and no/100 dollars.
(b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness which the Purchaser (does) (does not) agree to assume aggregating \$ _____ bearing interest at the rate of _____ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price

4. This contract is subject to the condition that Purchaser is able to procure within _____ days a firm commitment for a loan to be secured by mortgage or trust deed on the real estate in the amount of \$ _____ or such lesser sum as Purchaser accepts, with interest not to exceed _____ % a year to be amortized over _____ years, the commission and service charges for such loan not to exceed _____ %. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notified Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser, provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the _____ the contract shall remain in full force and effect. THIS CONTRACT MUST BE COMPLETED BY AUGUST 4, 1989

5. The time of closing shall be on AUGUST 4, 1989 or on the date, if any, to which such time is extended by reasons of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Purchase's City - Missouri - Yearly or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser. THIS CONTRACT MUST BE COMPLETED BY AUGUST 4, 1989

6. Seller shall deliver possession to Purchaser on or before closing unless the sale has been closed. Seller shall pay the balance of the earnest money to the Purchaser for each day Seller remains in possession between the time of closing and the time payment is delivered.

7. Seller agrees to pay a broker's commission of _____ on the amount set forth in the broker's listing contract or as follows: _____

8. The earnest money shall be held by _____ for the mutual benefit of the parties.

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted. 94 PURCHASER HEREBY ACKNOWLEDGES THIS PROPERTY IS BEING SOLD 'AS IS' PURCHASER IS ALSO RESPONSIBLE FOR ALL CITY AND PRE-CIT BUILDING CODE VIOLATIONS _____ shall be delivered to the Purchaser within _____ days from the date hereof, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated 7.19.89
Purchaser Joseph R. McPhee (Address) _____
Purchaser _____ (Address) _____
Seller James Berles 7/22/89 (Address) _____
Seller _____ (Address) _____

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