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9. Purchaser shall keep all buildings at any time on the premises insured in Scheller's name at Purchaser's expense if liability loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid at the date of sale.

shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto. *Signature* & *Signature*

of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

any right, title or interest hereunder or heremander or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

specifications for such repairs and improvements shall be furnished to and may be retained by Seller.

may be superior to the heights of Bell.

and payable to Seller, with interest thereon shall be computed on the unpaid balance of the purchase price at the rate of twelve percent per annum until paid.

3. Purchaser shall keep the premises in good repair and make such repairs or substitutes or committs waste. Seller may elect to any waste out of the premises, and if Purchaser fails to make any such repairs or committs waste Seller may suffer no further commitment.

2. Purchaser shall pay before accrual of any penalty any and all taxes and instalments of stamp fees and assessments payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to

occupancy restrictions, conditions and covenants of record, and building and zoning laws; and ordinances; (f) roads, highways, streets and alleys, if any;

and subsequent years and all taxes, special assessments and special axes levied after the date hereof; (b) all instruments of purchase or lease of realty-walls and party-walls, premises, fixtures, etc.; (c) the building, furniture, fixtures, etc., which are used or will be used for the purpose of carrying on business by the lessee.

It is further expressly understood and agreed between the parties hereto that: amounts of the most recent accountable taxes.

receipts, water rates, insurance premiums and other similar items, to be adjusted pro rata as of the date of possession or delivery of such premises. General taxes for the year 19<sup>82</sup> are to be prorated from January 1 to such date for the delivery of possession of the premises. General taxes for the year 19<sup>83</sup> are to be prorated from January 1 to such basis of the entire term of the lease.

, provided that Purchaser is not then in default under this Agreement.

on the whole remittance from time to time unpaid.

estate taxes\* by the 15th of each month. Don't let the next five (5) years. \* (\$89.17 + \$97.32) total monthly payment: \$66.90 Annual adjustments made upon receipt of payment.

DONATIONS TO THE AMERICAN MUSEUM OF NATURAL HISTORY, INC., WILL BE EQUAL MONTHLY INSTALMENTS OF \$15,000.00 AT CLOSING ON OCTOBER 13, 1989, AND THE \$35,000.00 BALANCE PAYABLE IN EQUAL MONTHLY INSTALMENTS OF \$462.53 PLUS 1/12TH OF THE INSURANCE AND REAL

The price of \$50,000.00

21st Place, Chicago, IL 60608  
time to time designs in writing, and until such designation at the office of Michael Scamna, 194 West

And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate, the sum of \$                         dollars, for the payment of which Seller shall have a first priority security interest in the property described in the Deed.

Additional address(es) or premises: 1635 West 18th Street, Chicago, IL 60608  
Telephone number(s): 773-553-1000, 773-553-1001, 773-553-1002

Bureau of Economic Information, Washington, D.C. 17-19-411-011 Vol. 996

of Section 39, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 19 in H.H. Walker's Subdivision of Part of Block 48 in the Subdivision

covenants and agrees to convey to Purchaser in fee simple by seller.

**VENTURA BUSTAMATE** **WITNESSETH**, that if Purchaser shall first make the payments and perform Purchaser's covenants hereinunder, Seller hereby  
Purchaser.

MICHAEL SCIANNA and THOMAS SCIANNA  
Seller, an  
Individual, doing business as "SCIANNA'S  
WONDERMENT", whose address is 11700  
South Dixie Highway, Suite 100, Miami,  
Florida 33173

**AGREEMENT** made this 13th day of October 1989  
between **WILLIAMS INDUSTRIES INC.**, a corporation  
of the Commonwealth of Massachusetts, having its  
principal place of business at 100 Williams Street,  
Lowell, Massachusetts 01854, hereinafter referred to as  
**the Company**, and **JOHN R. HARRIS**, a citizen of  
the Commonwealth of Massachusetts, having his  
principal place of residence at 100 Williams Street,  
Lowell, Massachusetts 01854, hereinafter referred to as  
**the Employee**.

**FOR WARRANTY DEED**  
**(ILLINOIS)**

CAUTION: Contains a lawyer's legal advice as to certain legal rights under Illinois law. Attorney fee may apply if this form is used.

RECORDED FORMS  
REGISTRATION AND RECORDING  
89-3533331  
February, 1985  
N.C.L.

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10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at 10% per cent per annum until paid.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any or the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally.

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at Michael Scianna, 1944 West 21st Place, Chicago, IL 60608 or to Thomas Scianna, 1804 Vista Court, Schamburg, IL 60193

- Purchaser at Ridgeway, Chicago, IL 606, or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall not be construed to mean that the time of payment is immaterial.

- ~~extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.~~

~~20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.~~

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

~~8~~ \_\_\_\_\_ Delivered in the month of \_\_\_\_\_

**SELLER:** *James B. Rogers* (SEAL)

SELLER: Michael B. Scemay 10-15-69 (SEAL)

Ventura Bustamante (SEAL)

**PURCHASER:** \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

22SELLERS warrant that they are current with their mortgage payments to Metropolitan Bank  
and agree to provide payment statements on an annual basis at the end of each calendar year \$12.00  
commencing December 31, 1989. DEPT-07 RECORDING 16 5 G-17-3333 TRAN 8148 10/18/89 10:03:00

ment statements on an annual basis at the end of each calendar year.  
1989 DEPT. OF RECORDING 10-13-89 T#3333 TRAN 8148 10/18/89 10:00:00  
#1326 + C - 9-493431  
COOK COUNTY FED ORDER