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(a) In the event that title to the premises is held in joint ownership by two or more persons, the names and addresses of each and every person with a power to direct the Title Holder to discharge hereunder shall be recorded on the title.

...and the following day we will begin to use the results to refine our understanding of the dynamics of the system.

28. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance after receipt of Title and a Bill of Sale to the per-
sonal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form
of cash or cashier's or certified check made payable to Seller for all amounts due hereunder. Seller forthwith shall produce and record at his
probate office to Seller, who he is prepared to payable to Seller, for all amounts due hereunder. At the same time Buyer
sums due hereunder from Buyer, the prior mortgagee shall have the right to repay and discharge such prior mortgage in whole or in part from
any local ordinance with regard to the transfer of title to Buyer unless such stamp tax and fees provided in the local ordinance.
Buyer shall be entitled to delivery of the Deed of conveyance at any time upon payment of all amounts due hereunder in the form
of cash or cashier's or certified check made payable to Seller for all amounts due hereunder. Seller forthwith shall produce and record at his
probate office to Seller, who he is prepared to payable to Seller, for all amounts due hereunder. At the same time Buyer
sums due hereunder from Buyer, the prior mortgagee shall have the right to repay and discharge such prior mortgage in whole or in part from
any local ordinance with regard to the transfer of title to Buyer, and may be established by law. Seller shall pay the amount of any stamp tax and fees provided in the local ordinance.

you acknowledge that you have read and understood the above terms and conditions and agree to be bound by them.

25. SELLER'S ACCESS: Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Buyer notice prior to any such inspection specifically for reasons of safety or otherwise related to Seller's interest in the premises.

the experience of those who have been exposed to extreme market-making conditions. Buyers will be concerned to have had personal experience with a wide range of intermediaries before committing themselves to a particular scheme.

21. ABANDONMENT: If fifteen days, physical abandonment by buyer within any instalment period ending up to date, or removal of the subscriber's portion of the

return receipt requested, Notice shall be deemed made when delivered to Seller at the address specified, or to the buyer at the address of the premises.

affectionate and such notice, demand or call of any right hereunder not herein expressly waived.

Buyers' right of possession is not affected by any notice or claim of ownership by another person.

(b) (1) All rights and remedies given to buyer or seller shall be waived, separated and cumulative, and the use of one or more of them shall not preclude the use of the others.

(a) Buyers shall pay the reasonable costs incurred by the seller in defending any proceeding to which buyer is a party in which proceedings the seller is not liable to defend or settle.

22. DEFALKT, FEES:
monetary claims arising from acts or omissions of Buyer under this Agreement.

(e) Analytically contained in upperaraps (d), (e) to the contrary notwithstanding, this Agreement shall not be terminated and

(b) As additional remedies provided in the contract or by law, Seller may collect any legal expenses incurred by Seller in defending against such claims, and may seek

Buyer's Interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and Buyer shall be liable to Seller for all losses suffered by Seller in connection with such claim.

emendations in addition to all other rights reserved by the author or copyright holder.

(ii) If Buyer fails to pay when due any single instalment of payment required to be made to Seller under the terms of this Agreement and such default is not cured within (30) days of written notice to Buyer or (2) days after written notice to Buyer if Buyer fails to pay when due any single instalment which has accrued but not yet become due, Seller may declare a breach of this Agreement and demand immediate payment in full.

anywhere or by whomsoever, and I copy of each and every such contract shall be delivered to Seller.

(a) Buyer shall not suffer or sustain any mechanical injury, including loss of any nature whatsoever to it due to any damage to the property which shall occur prior to the delivery of the goods.

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(b) In the event of the termination of this Agreement, save as otherwise provided, such debts shall be payable to the buyer.

(8) No right, title or interest, whether or not equitable, in the premises described herein, or in any part thereof, shall vest in the buyer until the

19. BUYER'S INTEREST:
Seller shall pay to Buyer for so holding and applying the funds, analyzing and account, or verifying and compiling statements and reports as may be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of execution of this Agreement. Upon payment in full of all sums due hereunder, Seller shall promptly refund to Buyer any funds so held by Seller.

SELLER AND **BUYER** AGREE THAT THIS AGREEMENT IS MADE BY SELLER TO BUYER PURSUANT TO THE
TERMS AND CONDITIONS SET FORTH HEREIN.

charges shall exceed the amount reasonably estimated to pay said charges one month prior to the time in which they become due such excess shall be apportioned among the Burgees, co-owners of the emoluments received by the Burgees.

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printed by the Real Estate Law Committee of the Duval County Bar Association

This form has been approved by the State Bar of California Board of Legal Specialization for use by lawyers only.

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, JUAN RAMIREZ Address 2206 N. La Porte
CHICAGO, COOK County; State of ILLINOIS agrees to purchase, and SELLER, JOHN AND
KATHLEEN SCHAB Address 8215 S. CENTRAL, BURBANK
COOK County; State of ILLINOIS agrees to sell to Buyer at the PURCHASE PRICE of FIFTY-FOUR THOUSAND FIVE
HUNDRED Dollars (\$ 54,500.00) for the PROPERTY commonly known as 6131 S. Kildare
CHICAGO, ILLINOIS and legally described as follows:

CHICAGO, ILLINOIS and legally described as follows:
LOT 30 IN BLOCK TEN (10) IN ARTHUR T. MCINTOSH'S 63rd STREET ADDITION, being
A SUBDIVISION OF THE WEST HALF ($\frac{1}{2}$) of the South EAST QUARTER ($\frac{1}{4}$) of
SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST of the Third
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(hereinafter referred to as "the premises")

with approximate lot dimensions of 30 x 125, together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; central cooling, humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, equipment and cabinetry; water softener (except rental units); existing storm and screen windows and doors; attached shutters; shelving, fireplace screen; roof or attic TV antenna; all planted vegetation; garage door openers and car units; and the following items of personal property.

the following items of personal property:

1. T12222 - TRAILER #1 11/13/87 11/13/88 \$0.00
2. 4B473-4 ED #4-4224 - 1985-13-077-1
3. COOK COUNTY RECORDER

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

3. THE DEEP

a. If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinabove set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee, by a recordable, stamped general WARRANTY deed, with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any: (a) General real estate taxes not yet due and payable; (b) Special assessments continuing after this contract date; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) If the property is other than a detached, single-family home: party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium.

b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

REFERENCES

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at 8230 N. LUCREST DR., URLAND PARK,
ILLINOIS 60462 to such other person or at such other place as Seller may from time to time designate in writing,
the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at
the rate of TEN percent .10% per annum; all payable in the manner following to wit:

(a) Buyer has paid \$ ONE THOUSAND (1,000.00) DOLLARS.

(b) At the time of the initial closing, the additional sum of \$4,450 _____, if any, will be either unprovided;

(c) The balance of the purchase price, to wit: \$ 40,050.00 to be paid in equal
MONTHLY installments of \$ 430.45 each, commencing on the
1st day of NOVEMBER 19 89, and on the 1st day of each MONTH thereafter until the purchase price is paid in full

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinabove provided, if not sooner
paid, shall be due on the 1st day of OCTOBER, 19--. SEE PAGE 1 ATTACHED.

(e) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which may accrue to the date of this Agreement; third, to pay premiums due on the premiums; third, and to pay insurance premiums falling due after the date of this Agreement; fourth, to endorse and unpaid principal balance of the purchase price.

(i) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

1. SIGHTINGS: The official status of all recent or

4. CLOSING: The "initial closing" shall occur on OCTOBER 31, 2009. "Final closing" shall occur upon all covenants and conditions herein to be performed by Buyer have been so performed.

Initial closing date, and fu

6. PRIOR MORTGAGES: (a) Seller reserves the right to keep ~~or record~~ a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the notes secured thereby).

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines. The surveyor shall also indicate the location of the proposed driveway and the proposed location of the proposed garage.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a detailed survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines. In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.)

Sellers agree not to further encumber, lien or mortgage the subject premises.

i. (a) cont.

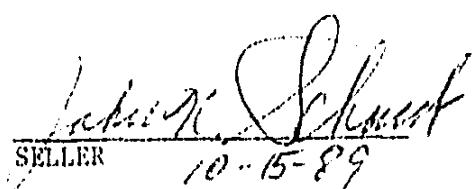
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RIDER 1

THIS RIDER SHALL BE INCORPORATED IN THE INSTALLMENT AGREEMENT
ENTERED IN BETWEEN THE PARTIES:

1. THE FINAL PAYMENT OF THE PURCHASE WHICH WILL FALL DUE
ON OCTOBER 1st, 1992, MAY BE EXTENDED UNTIL OCTOBER 1st,
1993 PROVIDED THAT BUYER IS NOT IN DEFAULT ON THE CONTRACT
AND ALL MONTHLY INSTALLMENTS HAVE BEEN TENDERED TO THE
SELLER ON A TIMELY BASIS AS STATED IN THE AGREEMENT.


SELLER 10-15-89


BUYER


SELLER 10-15-89

BUYER

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