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8. TITLE: (a) At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an...
9. AFFIDAVIT OF TITLE: Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title...
10. HOMEOWNERS ASSOCIATION: (a) In the event this property is subject to a townships, condominium or other homeowners association, Seller shall, prior to the initial closing...
11. PRORATIONS: Seller shall be subject to prorations for the year of possession...
12. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of initial closing...
13. SELLER'S REPRESENTATIONS: Seller represents and warrants to Buyer that no notice from any governmental authority...
14. BUYER TO MAINTAIN: Buyer shall keep the improvements on premises and the ground in as good repair and condition as they now are...
15. FIXTURES AND EQUIPMENT: At the time of delivery of possession of the premises to Buyer, Buyer also shall retain possession of the fixtures and equipment...
16. INSURANCE: (a) Buyer shall fund and after the time specified in paragraph 5 for possession, keep insured against loss or damage by fire or other...
17. TAXES AND CHARGES: It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the proceeds of insurance shall be applied to the unpaid balance of purchase price...
18. FUNDS FOR TAXES AND CHARGES: In addition to the agreed installment, if any, provided in paragraph 3, Buyer shall deposit with the Seller on the day each installment payment is due, or if none is provided for, on the first day of each month subsequent to the date of initial closing...
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(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording cost resulting thereby.

30. **RECORDING:** The parties shall record this Agreement or a memorandum thereof at Buyer's expense.

31. **RIDERS:** The provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

32. **CAPTIONS AND PRONOUNS:** The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

33. **PROVISIONS SEVERABLE:** The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

34. **BINDING ON HEIRS, TIME OF ESSENCE:** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

35. **JOINT AND SEVERAL OBLIGATIONS:** The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

36. **NOT BINDING UNTIL SIGNED:** A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before _____, 19____; otherwise at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

37. **REAL ESTATE BROKER:** Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than _____

REALTY WORLD

and _____ GENENTU 21- KMIECIK REALTORS

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

IN WITNESS OF, the parties hereto have hereunto set their hands and seals this _____ day of _____

SELLER:

John W. Schaub
Kathleen G. Schaub

BUYER:

[Signature]

This instrument prepared by

EDWARD G. WELLS AND ASSOCIATES

10135 SOUTH ROBERTS ROAD

PALOS HILLS, ILL. 60465

STATE OF ILLINOIS)

COUNTY OF) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN AND KATHLEEN SCHAUB personally known to me to be the same person S whose name S are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

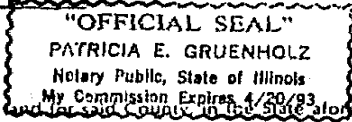
Given under my hand and official seal, this 15 day of June, 1989.

Patricia E. Gruenholz
Notary Public

Commission expires 4-20-93

STATE OF ILLINOIS)

COUNTY OF)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person _____ whose name _____ are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 19____.

Commission expires _____

STATE OF ILLINOIS)

COUNTY OF)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____

Vice President of _____ and _____ Secretary of said corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such _____

_____ Vice President and _____

Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said _____ Secretary then and there acknowledged that he, as custodian of the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 19____.

Commission expires _____

* RETURN TO: S. HERNANDEZ 159 N. DEARBORN ST. - 4th Flr Chgo 60602

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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.

John N. Schaub
SELLER
10-15-89

James A. Lewis
BUYER

Kathleen A. Schaub
SELLER
10-15-89

BUYER

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