

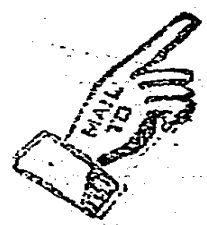
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1. JOINT TENANCY: Interest of the person designated as Purchaser hereunder shall be as Joint Tenants and not as Tenants in Common.
2. PRO-RATIONS: Seller shall enter a credit or debit on contract by net pro-rations of taxes and interest. Pro-rations shall be computed as of the date agreed upon for delivery to Purchaser at time of closing.
3. PRE-PAYMENT: Purchaser shall have the right at any time hereafter to accelerate and pay in full the entire principal balance with simple interest only, without penalty, provided, however, that the contract is not in default.
4. PURCHASER'S MORTGAGE APPLICATION: Purchaser agrees to apply for and complete mortgage application and sign all necessary documents pertaining to the financing of said property, at any time that financing is available. Notice shall be from the Seller, Tri-Village Realty, Inc. or the lending institution. Mortgaging shall be for the balance due on said contract and at the prevailing interest rate and service charge, said charge to be paid by the Purchaser. Refinancing or assumption of the existing mortgage if permitted at prevailing rates must be completed on or before twelve (12) months of this contract possession date. All customary buyer and seller charges, credits and pro-rations will be at time of closing and passing of Deed.
5. ~~XXXXXX~~
6. INSURANCE: Purchaser shall provide Seller with a paid one-year insurance policy in the amount of the sales price and insuring the Seller, the Seller's mortgagee and the contract Purchaser.
7. TANGIBLE PERSONALTY: Any personal property belonging to the Seller and on or about the premises at the time of signing these Articles of Agreement shall be deemed to be included with the sale. See Personal Property Rider attached hereto and made a part hereof.
8. TITLE: The Seller shall exhibit to the Purchaser prior to the contract possession date and prior to any balance of Down Payment paid by the Purchaser, a Torrens Certificate of Title or preliminary Letter of Opinion of the Chicago Title Insurance Company covering the date hereof, showing title to be in Seller's name subject only to those items which Purchaser has agreed to accept in accordance with Paragraph (1).
9. REPAIRS, MAINTENANCE, INSPECTIONS: Purchaser shall use said premises well and keep same in good repair, at the expense of the Purchaser. Purchaser accepts said premises in their present condition and agrees to keep the entire premises in good and clean condition; to commit no waste thereon; to obey all the laws, ordinances and lawful regulations affecting said premises; to repay the seller the cost of all repairs made necessary by the negligent or careless use of said premises by the fault of the Purchaser, his family, invitees and licensees. In the event of any breach and re-entry by the Seller, Purchaser shall deliver up premises to Seller in as good condition as same is now in or may be put in; ordinary wear and tear, ordinances and acts of God excepted. The Seller shall have the right at any reasonable time to enter upon and in said premises for the purpose of inspecting same.
10. POSSESSION: Possession shall be on or before Upon Signing. Settlement of said Articles of Agreement shall be on date of possession.
11. Buyer agrees to paid off construction loan on property by 4-29-90 Buyer to furnish any and all repairs needed. 1st payment due when clear title is shown to buyer attorney.

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Mail to: *Dany Dumond*
201 E Suck Trail
So Chicago Heights Ill
60411

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 COOK COUNTY RECORDER



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