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9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in compliance to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder. Where necessary, Seller shall require all additional insurance to be added to the policy. Seller shall require all payments for loss to be applied to the purchase price and Seller shall have the right to assign the benefit of the policy to Seller.

10. No extension, change, modification or amendment to or of this agreement or any part thereof, shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

11. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the time and in the manner herein provided.

12. Seller, and any such assignment or transfer, without such previous written consent of Seller, shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not be binding on Seller, and the election of Seller, and any such assignment or transfer, 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.

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2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall not suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste, Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at 10 percent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not be binding on Seller, and the election of Seller, and any such assignment or transfer, 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.

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1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-wall agreements; (e) any, (f) building, building line and use or occupancy, restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any.

It is further expressly understood and agreed between the parties hereto that amount of the most recent ascertainable taxes delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 1989 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

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with interest at the rate of 10 percent per annum payable monthly on the whole sum remaining from time to time unpaid. Possession of the premises shall be delivered to Purchaser on the date provided that Purchaser is not then in default under this agreement.

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It is further expressly understood and agreed between the parties hereto that amount of the most recent ascertainable taxes delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

the price of Thirty-Five Thousand Dollars and No Cents (\$35,000.00) Dollars in the manner following, to-wit: See rider A

Permanent Real Estate Index Number(s): 03-06-400-936-1060 639 Trace Drive, Unit 108, Buffalo Grove, Illinois 60089

Address(es) of premises: 639 Trace Drive, Unit 108, Buffalo Grove, Illinois 60089

and Seller further agrees to furnish to Purchaser on or before 19 at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by Illinois, (c) merchantable abstract of title, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of

DAVID T. REESE OF 801 WILLOWBROOK DR. WHEELING, ILLINOIS 60090
 STELLA D. SOZA
 Seller, and Purchaser:
 WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of ILLINOIS described as follows:
 See attached legal description

891-2407 (COPY) 3.24

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11/15/82

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Property of Cook County Clerk's Office

UNIT 4-108, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SANDPIPER CONDOMINIUMS IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SURVEY ATTACHED HERETO AS EXHIBIT "A", RECORDED JANUARY 19, 1982, AS DOCUMENT NUMBER 26116685, IN COOK COUNTY, ILLINOIS.

ALSO:
 RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE APPOINTED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION / THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

FOR

LEGAL DESCRIPTION

UNOFFICIAL COPY

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