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89015399

ARTICLES OF AGREEMENT

Made this First day of August, 1987, between **89015399**

Ronald M. Quick, Seller, of 666 North Lake Shore Drive,
Chicago, Illinois, and John V. Del Gaudio, Jr., Purchaser,
of 21 West Goethe Street, Chicago, Illinois.

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants, agrees and warrants to convey and assure to the Purchaser, in fee simple, clear of all encumbrances whatever, by a good, sufficient, merchantable and recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NO. 4F AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 2 IN THE RESUBDIVISION OF THE WEST 1/2 AND THE WEST 9 FEET OF THE EAST 1/2 OF SUB LOTS 2 AND 3 OF LOT 4, TOGETHER WITH LOTS 19 AND 20 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH 1/2 OF LOT 2, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO: LOTS 1, 3 AND 4 IN THE RESUBDIVISION OF THE WEST 1/2 AND THE WEST 9 FEET OF THE EAST 1/2 OF SUB LOTS 2 AND 3 OF LOT 4 TOGETHER WITH LOTS 19 AND 20 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH 1/2 OF LOT 2, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO: LOTS 17 AND 18 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH 1/2 OF LOT 2 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 17242, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24267613, AND REGISTERED IN THE

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OFFICE OF THE REGISTRAR OF TITLES, COOK COUNTY,
ILLINOIS AS DOCUMENT 2991061 TOGETHER WITH AN
UNDIVIDED .74294% INTEREST IN SAID PARCEL (EXCEPTING
FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING
ALL THE UNITS AS SET FORTH IN SAID DECLARATION AND
SURVEY.

Permanent Real Estate Index Number: 17-03-109-032-1006

Address of real estate: 21 West Goethe Street, Unit 4F,
Chicago, Illinois, and the Purchaser hereby covenants and
agrees to pay to the Seller the sum of \$80,000.00 in the
following manner:

1. The sum of \$4,000.00 as a down payment to be applied to the purchase price;
2. The sum of \$76,000.00 payable in monthly installments on the first day of each month in an amount equal to the monthly payments (which include tax escrow, mortgage insurance, principal and interest) paid by the Seller to Home Federal Savings and Loan Association of Chicago pursuant to a certain note and mortgage between them both dated September 16, 1980, and subsequent notes and mortgages between them made pursuant to the terms of the aforementioned note and mortgage. Upon Seller's having paid off Home Federal Savings and Loan Association of Chicago, Purchaser shall pay the the balance of the purchase price within 30 days.
3. The Purchaser shall include in the monthly installment payment the customary payments for condominium assessments.

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4. The Purchaser, at his sole discretion, may make the monthly installment payment directly to Home Federal Savings and Loan Association of Chicago or its successor or nominee and condominium assessment payments directly to the Hanover House Condominium Association or its successor or nominee but only if Seller has not timely made his payment to Home Federal Savings and Loan Association of Chicago or its successor or nominee and to Hanover House Condominium Association or its successor or nominee, respectively. In such case, the Seller shall credit the payment to the purchase price.

The Purchaser agrees to pay to Seller all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1987 plus the year 1986, pro rata from August 1, 1987.

In case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

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

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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.

Seller and Purchaser mutually covenant and agree to make no agreement with any entity concerning the premises without the prior written consent of the other and such consent shall not be unreasonably withheld.

Seller covenants and agrees to make payments on the note, extensions and renewals thereof described in numbered paragraph 2 above in a timely fashion to Home Federal Savings and Loan Association of Chicago and payments for taxes and condominium charges and to provide the Purchaser with satisfactory proof of having made such payments within 5 days of the due date of such payment. If such proof is not provided, Purchaser, at his sole option, may withhold payments until it is provided.

If Home Federal Savings and Loan Association of Chicago legally calls the note, extensions and renewals thereof described in numbered paragraph 2 above other than for nonpayment and Seller has promptly notified Purchaser of same, the balance of the purchase price shall become due and payable. Seller, however, shall not demand payment until Purchaser has had a reasonable time to secure financing and such time shall not exceed 60 days.

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Seller covenants and agrees to provide Purchaser with copies of all papers concerning the premises now in his possession and to provide copies of any future papers within 10 days of their receipt.

Purchaser covenants and agrees to keep the premises in good condition and not to make improvements or alterations to the premises without the consent of Seller and such consent will not be unreasonably withheld

John V. Del Gaudio, Jr.
John V. Del Gaudio, Jr.
Purchaser

Ronald M. Quick
Ronald M. Quick
Seller

. DEPT-01 RECORDING \$15.25
. T42222 TRAN 1051 01/11/89 11:03:00
. #1773 ÷ B. *-39-015399
. COOK COUNTY RECORDER

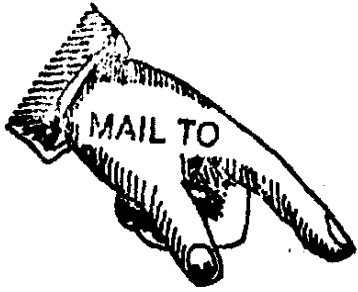
Subscribed and sworn to before me
this First day of August, 1987.

Mattie A. Schin
Notary Public

Property of Cook County Clerk's Office

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MAIL TO

John Del Gaudio
21 W. Goethe #4F
Chicago, IL 60610

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11:00 AM
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