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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK )

AFFIDAVIT OF OWNERSHIP
AND POSSESSION

\$16.00

AFFIANT, Mary Dawson, being duly sworn and under oath , states as follows:

1. That I am the daughter of the decedents Christine Dawson and Marion Moses Dawson and executor of the Estate of Marion Moses Dawson, 85P 08120, Docket 919, page 374.

2. That my father, Marion Dawson died on May 8, 1985 and was predeceased by my mother, Christine Dawson, who died on

February 8, 1981.

3. That the legal felrs of both Marion and Christine Dawson are:

Carl Dawson
Christine Perkins
Mary Dawson
Sheila Coleman
Marvin Dawson
Irving Dawson
Ernest Dawson

Marsha Dawson
Keith Dawson
Alicia Dawson
Arine Dawson
Zachary Dawson
Gregory Dawson
Daniel Dawson

4. That my father, Marion Dawson, purchased real property located at 1436 West 111th Street and 1105, South Bishop, in Chicago, Illinois pursuant to a Real Estate Installment contract dated August 16, 1967, between he, my mother, Christine Dawson and Leroy and Sarah Anderson, the sellers. Said property is legally described as follows:

Lot 16 in Block 14 in Weage's Subdivision of the South West quarter of the Southwest quarter of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index number: 25-17-33 2-0/4-0000

A copy of said real estate installment contract and payment schedule is attached as Exhibit A.

5. That said installment contract was paid off in full on or about May 1983. No warranty deed was delivered to buyers as provided for in the contract. Seller simply returned the original payment schedule, duly notated sometime in May of 1983.

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- 6. That my family, i.e. my mother and father and the heirs listed above, have been in exclusive possession of the property since 1967. The real estate taxes are paid to date and were paid by my father until his death. At present, he collects rents from the storefront and two apartments located on the premises.
- 7. That all the utility bills were paid by my family. All repairs to the apartments and the storefront of whatever type and nature were paid for by my family. Such repairs include repairs to the roof and plumbing. My brother is still responsible for the repairs to the building.
- 8. That my mother also has children from her marriage, all of whom were adults at the time of the purchase of the above property. They are Thomas Hallman, Barbara Hallman Smith, Yvonne Hallman, William Hallman and Arlene Hallman Jones. These children never lived in the above property and never contributed labor, money or resources of whatever type towards its upkeep or maintenance. The mortgage was the sole reponsibility of my father until his disability in 1982.
- 9. That I, as the Executor of the Estate of Marion Dawson, am presently bound by a contract of sale to sell the property for a purchase price of \$25,000.00.

Further affiant saith not.
Dated: February 7, 1989
Maτ/y Dayson
Subscribed and sworn to before me this day of February 1989, Notary Public.
This document prepared by: Diane Ainsworth  33 North La Salle Street, Ste. 2215  Chicago, Illinois 60602
MA/1- 10 Chicago, Illinois 60602

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to be paid as hereinafter set forth the following described seal estate, in the County of Cook, State of Illinois,

2 story brick buildingcontaining 1x5 room apton 2nd fl.; 1 store on 1st fl. I apt. in rear of store, 2 car fr. garage.

commonly known as	1436 W 111	th St. & 1105	l S Bishop,	Chicago,	111.	
commonly known as City of chicago	, State of	Illinois and	Leroy M.	Williams 8	. Sarah J.	William

agrees to sell said premises at said price.

The purchaser has paid Two Hundred (\$200.)) Dollars, as earnest money to be applied on said purchase when consummated, and agrees to pay, within five days after the title is shown to be good, or is accepted by purchaser, the further sum of Two Thousand Three Hundred (\$2, 300, 00) Dollars. The balance of \$17,500,00\*\*\*\*\*\*\*\* \_dollars shall be paid as follows:

\$150.00 or more per month. The said monthly payment will include principal and interest at 6% per annum. the buyers agree to pay their taxes and insurand ther is lives, and further to pay all of 1967 taxes when they become due

with interest to be supported to the sound of the parties of edit purpose price together with ill forcest one together with ill proper processes the parties of the parties SOWEST GHANT ا دونجي اصطورعترس

of said purchase price, together vith ill interest, costs, taxes, gasessments and other accrued charges, the seller shall convey or cruse to be conveyed to the purchaser a cool title thereto by Warranty Deed, subject as hereinalter set forth. "(The purchaser to pay the balance of the purchase price as above provided; said unpuid balance to be evidenced and secured by the purchaser's noise and trust deed of even date with said deed on said practises in a form ordinarily used by the Chicago Title and Trust Company.] Said Warranty

Deed to be with release of dower and how of rights, subject only to:

(i) Existing leases expiring all units meath to month; store \$90,00/month; rear apt\$70/mornth;

2nd il \$125/month.

(2) Special taxus or assessments for improvements not not completed; (3) Installments not due at the date hereof of any special tax of assessment for improvements heretofore completed; (a) General taxes for the year 1966 tines and building and liquor restrictions of records (6) Zon no and building laws or ordinances; (7) Party wall rights or agreements, if any: (3) Roads and highways, if any, (9)

All insurance policies held by the seller shall be indersed want a loss payable clause to the purchaser "as his interest may appear" thereunder.

Rents, water taxes, insurance premiums and interest accused on mongage indebtedness, if any, are to be adjusted pro rate, as of the date of delivery of Articles of Agreement for Warranty Deed, and exhibit a leases, if any objet thereupon be assigned but held by the date of the property for the innertid belongs hereunder. General taxes to the year are to be pro rated from

the date of delivery of Articles of Agreement for Warranty Deed, and entities of the year 1706 are to be promised from january 1, to the date of delivery of Articles of Agreement for Warranty Deed, and if the amount of such taxes is not then accertainable, the promised and be on the basis of the amount of the most recent ascertainable taxes.

A Certificate of Title issued by the Registrar of Titles of Cook County of a complete merchantable Abstract of Title or merchantable copy brought down to date hereof, or a Guaranty Policy made by the Chicago fitte and Trust Com, x, y, or its customary pre-liminary report on title covering the date hereof, subject only to the motiers to which this rule is subject by the terms hereof, and to the usual objections contained in owner's policies issued by said Company, showing this is the seller shall be furnished by the seller within 20 days, which Abstract or Certificate of Title, shall upon the consummation of this and remain with the seller or his assigns, as part of his security, until the delevery of deed. If an Abstract or copy thereof be furnished, the seller and it is report on title in furnished, the seller and memorandum in writing specifying in detail the objections he makes to the title, if any, or if non, then stating in substance that the same is estisfactory. In case material defects be found in said title, and so reported, then, if such the soft of such sold contract shall, at the purchaser may nevertheless elect to take such title as it then is, and give a written notice thereof, this contract shall, at the purchaser may nevertheless elect to take such title as it then is, and give a written notice of such election to perform only accompanying tender, within the time so the purchaser shall, without further action by either party, be deemed to have alcandoned his claim upon soid premises, and there are this

on his part. In default of such notice of election to perform, and accompanying tender, within the time so [10], the purchaser shall without further action by either party, be deemed to have akandoned his claim upon sold premises, and thereby, this contract shall cease to have any force or effect as against sold premises or the title thereto, or any right or interest thereby, but not otherwise. Should said purchaser fail to perform this contract promptly on his part, at the time and in the manner hereby, but not otherwise. Should said purchaser fail to perform this contract promptly on his part, at the time and in the manner hereby, but not otherwise. If no defects above, shall, at the option of the seller be retained by the seller as liquidated damages, and this contract shall thereupon become and be null and void. Time is the essence of this contract, and of all the conditions hereof.

If no defects appear in the title or the purchaser has elected to take title subject to said defects, or said defects have been cured, the parties herein shall within a reasonable time from the date of the funishing of the said Abetract, Torrens Cartificate, Guarantee Policy, or preliminary report on title, execute an installment contract or agreement for warranty deed or the form the said agreement for warranty deed the preliminary contract is to be cancelled and the parties thereafter bound by the terms, conditions, and covenants contained in said agreement for warranty deed.

Seller shall not be required to furnish any continuation of said Abstract, Torrens Certificate or Guarantee Policy subsequent to the date hereof.

the date hereaf.

If, prior to delivery of Articles of Agreement for Warranty Deed hereunder, the improvements on said premises shall be destroyed or materially damaged by fire or other casualty, this contract shall, at the option of purchaser, become null and void. Payment of purchase price and delivery of deed shall be made at the office of Miner Realty Co.

or to the purchaser at 649 E BOWEN AVE. shall be sufficient service thereof.

Maner Realty Co. The seller agrees to pay a broker's commission to Maner Realty Co.
In the amount fixed in the present schedule of commissions of the Chicago Real Estate Board applicable to this sale.

This contract and the earnest money shall be held in eacrow byfor the mutual benefit of the parties hereto, and after consummation of sale the cancelled contract may be retained by the escrowes. Unless the purchasur shall be entitled to a refund of the carnest money, the same shall be applied first to the payment of any expenses incurred for the seller by said broker, and second to the payment of each commission, the balance, if any, to be paid to seller.

Dated the day	a l'uguel	A. D., 19.
Marin Milaura (SEAL)	Larry Ma Williams	(SEAL)
Marin Marin (SEAL)	andh Milliam	(SPAT)

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MARION M. DAWSON

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Land * 64 for a 1 no * 80 for b 1 no * 80 for b 1 2 no * 1 no * 2	24 * 1896   34 * 1896   34 * 1806   34 * 1816   34 * 1816   34 * 1816   36 * 1816   30 * 1	0(*960; 91.*60; 14.*60; 14.*60; 16.*10; 16.*90; 16.*90; 16.*60	######################################	61 • 12   2   2   2   2   2   2   2   2   2	Z & - 64/1
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Land * 64 for a 1 ho * 80 for to 1 ho * 80 for to 1 ho * 1 for to 1 for to 1 ho * 1 for to 1 ho * 1 for to 1 fo	24 * 1896   1896	0(* 96 (* 9)))))))))))))))))))))))))))))))))))	######################################	F	Z - W,
Link * 64 for a 1 ho * 80 for to 1 ho * 80 for to 1 ho * 1 for to 1 for to 1 ho * 1 for to 1	24 * 1896   34 * 1896   34 * 1806   34 * 1816   34 * 1816   34 * 1816   36 * 1816   30 * 1	0(*961 91*501 11*501 11*601 11*601 10*001 10*901 10*501 10	**************************************	6. • 1. · · · · · · · · · · · · · · · · · ·	Z - 64/1
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MORTIZATION SCHEDULE