

Articles of Agreement made this 15th day of May 1958 between ANN M. CARAVA and LA SALLE NATIONAL BANK, not individually but solely as Trustee under Trust Agreement dated December 1st, 1954 and known as Trust No. 5188-09 (hereinafter called "the Trust") and DEBRA W. WENDELOR, his wife, jointly with the right of survivorship, as joint tenants of 4919 North Rockwell Street, Chicago, Illinois 60642 (hereinafter called "Purchaser") (hereinafter called "Purchaser")

That if the Purchaser shall make all the payments and perform all the covenants and agreements in this Agreement required to be made and performed by said Purchaser, at the time and in the manner hereinafter set forth, the holder will, upon receipt of a deed of conveyance from the Trustee, assign to said Purchaser, at the time of assignment, the right of possession and enjoyment of a certain parcel of real estate, to-wit: the premises hereinafter described, together with all buildings and improvements thereon, if any SUBJECT TO:

- a. Title of parties in possession not shown of record, questions of survey and existing leases, if any;
b. Easements, rights and appurtenances;
c. Taxes for the year 1958-1959 and subsequent years;
d. Building, building use and use of occupancy restrictions, conditions and covenants of record;
e. Existing leases as per Schedule B attached hereto and made a part hereof;
f. Any other matters which may be required to be delivered by the Purchaser to the Trustee or from the Trustee to the Purchaser as per Schedule B attached hereto and made a part hereof.

and legally described as: The West 1/2 of Lot 22 and all of Lot 23 in Charles Toolles addition in Bonanza in the East half of the South East quarter of Section 12 Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

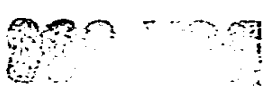
1588 between ANN M. CARAVA and LA SALLE NATIONAL BANK, not individually but solely as Trustee under Trust Agreement dated December 1st, 1954 and known as Trust No. 5188-09 (hereinafter called "the Trust") and DEBRA W. WENDELOR, his wife, jointly with the right of survivorship, as joint tenants of 4919 North Rockwell Street, Chicago, Illinois 60642 (hereinafter called "Purchaser") (hereinafter called "Purchaser")

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89253792

conveyance,

\$18.00



89253792

After Recording, Return To:

ALFRED E. GALLO ATTORNEY AT LAW 1816 South Well Road Hinsdale, Illinois 60122

Handwritten notes and signatures on the right margin.

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ANN M. CARAWA

PURCHASERS

ASSISTANT SECRETARY  
ASSISTANT VICE PRESIDENT - ASST. TRUST OFFICER

BY: [Signature]

Deanna Kerdick [Signature]

WILLIAM K. MERIDICK [Signature]

LA SABLE NATIONAL BANK  
as Trustee as hereinafter and not individually

hereby expressly waived by the parties hereto and their respective successors and assigns.

24. This Agreement is executed by the undersigned, LA SABLE NATIONAL BANK, not individually but solely as Trustee, as aforesaid, and said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of the trust property which is the subject of this Agreement; and it is expressly understood and agreed by the parties hereto, notwithstanding anything herein contained to the contrary, that each and all of the undertakings and agreements herein made are made and intended not as personal undertakings and agreements of the Trustee or for the purpose of binding the Trustee personally, but this Agreement is executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee and no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforced against said Trustee on account of any undertaking or agreement herein contained, either expressed or implied, or for the validity or condition of the title to said property, or for any agreement with respect hereto. All representations of Title Holder including those as to title, are those of Title Holder's beneficiary only. Any and all personal liability of LA SABLE NATIONAL BANK.

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per annum as provided for in said mortgage of Trust Deed assumed by the Purchaser.

300  
THROUGH  
PAYABLE  
FOR THE  
TERM OF  
1500  
DOLLARS  
PER ANNUM  
BEGINNING  
ON JULY 15, 1989

300  
THROUGH  
PAYABLE  
FOR THE  
TERM OF  
1500  
DOLLARS  
PER ANNUM  
BEGINNING  
ON JULY 15, 1989

RIDER ATTACHED HERETO IS EXPRESSLY MADE A PART HEREOF.

to be subject to the terms of the deed.

21. All notices and demands herein shall be in writing. The mailing of a notice by registered mail to the Title Holder at 135 So. LaSalle Street, Chicago, Illinois 60625.

22. It is further mutually agreed by and between the parties hereto that the covenants and agreements herein contained shall extend to and be enforceable upon the heirs, executors, administrators, successors and assigns of the parties hereto.

23. There is no more than one person designated herein, and the verbs and pronouns associated therewith, although expressed in singular form, are read and construed as plural. Whenever the masculine gender is used herein it shall also be read and construed as the feminine as the case may be.

24. The Purchaser shall comply with all federal, state and municipal laws, ordinances and regulations relating to the operation of the property and will not permit said property to be used for any indecent or immoral purpose. The Purchaser shall not permit the same to be used for any other purpose.

25. In the event that the Title Holder's beneficiary shall fail to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and deduct such payments made from the existing balance due on this Contract for Trustee's Deed or deduct from the monthly payments due hereunder. Title Holder agrees to the operation of this Contract for Trustee's Deed and hereby agrees to pay to beneficiaries of the Title Holder, as to such additional purchase price for the said premises, the expenses of the beneficiaries of the Title Holder in making the said repairs and to place said premises in a clear, quiet, and healthy condition within ten days of such notice and, upon default by Purchaser in complying with said notice, then beneficiaries of Title Holder may, at their option, decline this Agreement forfeited and determined as in this Agreement provided.

26. In the event that the Title Holder's beneficiary shall fail to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and deduct such payments made from the existing balance due on this Contract for Trustee's Deed or deduct from the monthly payments due hereunder. Title Holder agrees to the operation of this Contract for Trustee's Deed and hereby agrees to pay to beneficiaries of the Title Holder, as to such additional purchase price for the said premises, the expenses of the beneficiaries of the Title Holder in making the said repairs and to place said premises in a clear, quiet, and healthy condition within ten days of such notice and, upon default by Purchaser in complying with said notice, then beneficiaries of Title Holder may, at their option, decline this Agreement forfeited and determined as in this Agreement provided.

27. It is understood and agreed that when Purchaser shall have paid the purchase price for the premises, the beneficiaries of Title Holder shall have the right to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and deduct such payments made from the existing balance due on this Contract for Trustee's Deed or deduct from the monthly payments due hereunder. Title Holder agrees to the operation of this Contract for Trustee's Deed and hereby agrees to pay to beneficiaries of the Title Holder, as to such additional purchase price for the said premises, the expenses of the beneficiaries of the Title Holder in making the said repairs and to place said premises in a clear, quiet, and healthy condition within ten days of such notice and, upon default by Purchaser in complying with said notice, then beneficiaries of Title Holder may, at their option, decline this Agreement forfeited and determined as in this Agreement provided.

28. It is understood and agreed that when Purchaser shall have paid the purchase price for the premises, the beneficiaries of Title Holder shall have the right to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and deduct such payments made from the existing balance due on this Contract for Trustee's Deed or deduct from the monthly payments due hereunder. Title Holder agrees to the operation of this Contract for Trustee's Deed and hereby agrees to pay to beneficiaries of the Title Holder, as to such additional purchase price for the said premises, the expenses of the beneficiaries of the Title Holder in making the said repairs and to place said premises in a clear, quiet, and healthy condition within ten days of such notice and, upon default by Purchaser in complying with said notice, then beneficiaries of Title Holder may, at their option, decline this Agreement forfeited and determined as in this Agreement provided.

29. It is expressly agreed between the parties hereto and the beneficiaries of said trust that the Title Holder is hereby authorized to accept and endorse any and all instruments of beneficial interest in the Title Holder's interest in the real estate to be conveyed to the Trustee, provided that the Title Holder shall have the right to direct the Title Holder to issue his Trustee's Deed and said Trustee may convey said premises without the consent of the beneficiaries of the Title Holder, provided that the beneficiaries of said trust shall have the right to direct the Title Holder to issue his Trustee's Deed and said Trustee may convey said premises without the consent of the beneficiaries of the Title Holder.

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This Rider is attached to and made a part of Articles of Agreement for Trustee's Deed dated May 15, 1989, between ANN M. CARAVA and LA SALLE NATIONAL BANK as Trustee and Trust No. 10-5166-09 as Sellers and WILLIAM R. WERDRICK and DEANNY WERDRICK, his wife as Joint Tenants as Purchasers.

25. Grantee in Trustee's Deed to be issued by Land Trustee must be identical to Purchasers hereunder. Any deviation requires approval of all Purchasers, in addition to the beneficiaries and/or other documentation as the Land Trustee may require.

26. The following items shall be prorated:

a. Insurance premiums of assignable policies to the extent prepaid;

b. General taxes for 2nd installment 1988 and 1989;

c. Electricity, gas and water charges are metered, the parties hereto shall change the names as is customarily done;

d. Rents and security deposits;

e. Service contracts.

27. None of the leases shown in Schedule A contain options for renewal, extensions or purchase unless specifically stated in said Schedule.

All advance rentals, if any, rental concessions or security deposits are noted in said schedule and that no tenant has any claim for any reduction or any set off against rent except by reason of an advance payment noted in said schedule.

28. The heating, sewer, plumbing, electrical and other mechanical systems in the building are in good working order, and that the roof is in substantially good repair.

29. There are no garages on the premises.

30. Purchasers further covenant and agree to do the following:

a. Spot tuckpoint the walls during term of this Agreement.

b. Paint the exterior wood surfaces, downspouts and gutters of the building using quality and color of paint mutually agreed to by Ann M. Carava and Purchasers.

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This Contract Prepared By:  
ALFRED E. GALLO  
ATTORNEY AT LAW  
1815 South Wolf Road  
Hillside, Illinois 60162

Ann M. Carava

*Ann M. Carava*

312-443-2000

Chicago, Illinois 60690

135 South LaSalle Street

Vice President - Trust Officer

BY: *William R. Werdick*  
ASSISTANT SECRETARY

Under Trust No. 10-5188-09

LA SALLE NATIONAL BANK as Trustee

SELLERS:

Chicago, Illinois 60625

5303 North Rockwell St.

Deanna Werdick

*Deanna Werdick*

William R. Werdick

*William R. Werdick*

PURCHASERS:

35. The parties (except the trustee) warrant unto each other that no Real Estate Broker was involved in this transaction and a Broker's commission is not due to anyone.

34. Sellers' beneficiaries warrant that Sellers, its beneficiaries or agents of Sellers or its beneficiaries have received no notices from the municipality of zoning, building, fire or health code violations in respect to the real estate that have not been heretofore corrected.

Sellers have delivered such security deposit to Purchasers. Purchasers indemnify Sellers against any loss, claim, or charges with regard to security deposit of tenants to the extent

to Purchasers, Purchasers agree to return to tenants their respective security deposits when and to the extent such tenants have a right thereto.

33. To the extent Sellers have paid tenants security deposit adjusted with each premium due to be paid during the term of this agreement. See also Par. No. 23c for continuation.

32. Purchasers further agree to pay the sum of TWO HUNDRED FIFTY and no/100 (\$250.00) dollars ~~on June 15, 1989~~, creating a reserve to pay insurance premiums when due, said amount to be

of FIFTEEN HUNDRED and no/100 (\$1,500.00) dollars beginning June 15, 1989 and a like sum each month, creating a reserve to pay real estate taxes when due, said amount to be adjusted with each installment due to be paid during the term of this agreement.

31. Purchasers agree to deposit the sum of SIX THOUSAND and no/100 (\$6,000.00) dollars at closing and pay each month the sum

d. Paint 1st floor bedroom and dining room at 4927 North Rockwell and 2nd floor bathroom at 4925 N. Rockwell.

c. Three interior vestibules to be painted.

*W. Werdick*

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SCHEDULE A

89253792

RENT ROLL

4919-27 North Rockwell Street  
Chicago, Illinois 60625

<u>Address</u>	<u>Tenant</u>	<u>Date of Lease</u>	<u>Lease Expiration</u>	<u>Rent</u>	<u>Security Deposit</u>	<u>Telephone</u>
4919 - 1st Fl.	Faustine Perham	5-01-89	4-30-90	\$445.00	\$445.00	878-0301
- 2nd Fl.	Pamela Hutton	5-01-89	4-30-90	445.00	445.00	
- 3rd Fl.	Diane Ehrhardt & 5 Yr. Old Daughter	10-01-88	9-30-89	430.00	430.00	561-4628
4921 - 1st Fl.	Nanci A. Thomsen (1)	10-01-88	9-30-89	430.00	430.00	728-2162
- 2nd Fl.	Sheryl R. Ghezzi (2)	10-01-88	9-30-89	430.00	430.00	989-1667
- 3rd Fl.	Nancy E. Martin	10-01-88	9-30-89	435.00	435.00	561-3925
4923 - 1st Fl.	Terry M. Bastien	10-01-88	9-30-89	425.00	425.00	334-2864
- 2nd Fl.	Mary Jo Garvey	5-01-89	4-30-90	420.00	420.00	728-8319
- 3rd Fl.	David Strubel	10-01-88	9-30-89	420.00	420.00	561-0796
4925 - 1st Fl.	Anthee Liakus	5-01-89	4-30-90	445.00	445.00	271-8684
- 2nd Fl.	Ruth Schmidt	5-01-89	4-30-91	350.00	None	271-9050
- 3rd Fl.	James D. MacCabe	5-01-89	4-30-90	455.00	455.00	334-3787
4927 - Eng. Base.	Tim A. Daneljuk (3)	5-01-89	4-30-90	400.00	400.00	989-1032
-* 1st Fl.	Christine Karabatsos	12-01-88	11-30-89	485.00	400.00	275-4719
- 2nd Fl.	Robert C. Lange	5-01-89	4-30-90	460.00	460.00	
	Marcy E. Lange					
- 3rd Fl.	Robert M. Isaac	10-01-88	9-30-89	450.00	450.00	561-2611
	Letty Isaac					

\* CHA - Section 8 - Lease Extension 12-01-89 to 11-30-90 - Rent \$485.00  
 (1) - Purchaser shall refinish floors in all rooms.  
 (2) - Due credit of \$180.00 for painting her apartment.  
 (3) - Can give 90 days notice to terminate lease.

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SCHEDULE "B"

PERSONAL PROPERTY LIST

4919-27 North Rockwell Street  
Chicago, Illinois 60625

Address	Tenant	Fireplace Equip.	Stove	Refrig.	Smoke Detector	Other
4919 - 1st Fl.	Faustino Porham	1	1	1	1	
- 2nd Fl.	Pamela Hutton	1	1	1	1	
- 3rd Fl.	Diane Ehrhardt & 5 Yr. Old Daughter	1	1	1	1	
4921 - 1st Fl.	Nanci A. Thomson	1	1	1	1	
- 2nd Fl.	Sheryl R. Chezzi	1	1	1	1	
- 3rd Fl.	Nancy E. Martin	1	1	1	1	
4923 - 1st Fl.	Terry M. Bastien	1	1	1	1	(Ceiling Fan - B.R.)
- 2nd Fl.	Mary Jo Garvey	1	1	1	1	(Carpeting - Air Conditioner)
- 3rd Fl.	David Strubel	1	1	1	1	( Radiator Covers
4925 - 1st Fl.	Anthee Liakus	1	1	1	1	
- 2nd Fl.	Ruth Schmidt	1	1	1	1	
- 3rd Fl.	James D. MacCabe	1	1	1	1	
4927 - Eng. Base.	Tim A. Daneliuk	1	1	1	1	
- 1st Fl.	Christine Karababson	1	1	1	1	(Carpeting in Lavatory - Dining Rm)
- 2nd Fl.	Robert C. Lange	1	1	1	1	(2 Ceiling Fans
- 3rd Fl.	Marcy E. Lange	1	1	1	1	(Din. Rm. - Bellm.
	Robert M. Isaac	1	1	1	1	
	Letty Isaac	1	1	1	1	
Misc. -	Entire Bldg. wired for Cable TV					
	3 Entrances - Stair Carpeting					