

UNOFFICIAL COPY

Articles of Agreement

89298766

Made this TENTH day of JUNE, 1989, between
OWNER OF RECORD Seller, and
WARREN E. AVERY Purchaser.

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 and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient STAMPED 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 IL, to wit:

LOTS 30 AND 31 IN BLOCK 2, IN BOYD AND HALL'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. ^{U.F.C.} 70 25 406 012 (LOT 30)
20 25 406 013 (LOT 31)

COMMON ADDRESS: 7515 South Luella
Chicago, IL

DEPT. OF REVENUE
COUNTY CLERK
COUNTY REGISTER

Address(es) of real estate: 7515 So. LUELLA, Chicago, IL 60649

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of (14,000.00) 13,000 ^{FOURTEEN THOUSAND DOLLARS} Dollars in the manner following: \$500. UPON ACCEPTANCE OF OFFER, AND \$3,500. within a 90 day period; on or before September 15, 1989.

THE PURCHASER ALSO AGREE TO PAY THE SELLER \$200 PER MONTH TOWARDS THE SALES PRICE, BEGINNING 2 MONTHS FROM ACCEPTANCE DATE.

WITHIN 9 MONTHS FROM ACCEPTANCE DATE, THE ENTIRE REMAINING BALANCE WILL BE PAID IN A BALLOON PAYMENT.

with interest at the rate of per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1989. And 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 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.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN THE EVENT PURCHASER IS UNABLE TO SECURE THE \$3,500. ADDITIONAL DOWNPAYMENT WITHIN THE THREE MONTH PERIOD AFTER ACCEPTANCE, OR IS UNABLE TO RETIRE THE BALLOON WITHIN THE 9 MONTHS FROM ACCEPTANCE, THE PURCHASER MAY TENDER TO SELLER \$500.00 (to be deducted from balance due), FOR AN ADDITIONAL 3 MONTHS TO FULFILL OBLIGATION.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

Warren Avery (SEAL)
Purchaser
Robert J. ... (SEAL)
John ... (SEAL)

6-11-89

* THE PURCHASER WARREN AVERY IS A REALTY SALESPERSON

\$12.00 MAIL

89298766

U.P. 1924

100-200-1000

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Mail to

WARRREN AVERY
2337 W. 157 ST
Markham IL 60426



Property of Cook County Clerk's Office

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