

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using this form to determine the effect of this form. Do not make any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

89380170

Articles of Agreement

Made this 14th day of August, 1989, between Daniel J. Tweedie, Janet E. Tweedie, Robert C. Griffith, Mary Seller, and Anne Griffith, and Daniel B. Cook, 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 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 404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 511 WEST MELROSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25716402, IN FRACTIONAL SECTION 21, TOWNSHIP 46 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-21-314-054-1044

Address(es) of real estate: 511 W. Melrose, Unit 404, Chicago, IL 60657

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$20,287.81 Dollars

in the manner following: Purchase price represents a cash downpayment of \$2,000.00, plus the balance of Contract Sellers' existing first mortgage dated November 3, 1983, and recorded as document #26916893 by Daniel J. Tweedie, et al., to Pathway Financial, with full prepayment privileges. Contract Purchaser agrees to pay all condominium assessments directly to the Condominium Association, and also to a balloon payment of the above referenced mortgage in three years 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 1988. 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

Contract Purchaser agrees to pay all real estate taxes on the property as directed by Contract Sellers.

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

Handwritten signatures and seals for the parties.



MADE TO ORDER TO: Marty DeRoin, Esq. 36 S. Wabash, Suite 1224 Chicago, IL 60603

14-21-314-054-1044

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Received on the within Agreement  
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	DuPage Co.	DuPage Co.	
19	DuPage Co.	DuPage Co.	

GEORGE E. COLE  
LEGAL FORMS

Received on the within Agreement  
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	DuPage Co.	DuPage Co.	
19	DuPage Co.	DuPage Co.	

DEPT-01 RECORDING \$12.25  
\$40000 TRAM 2007 05/16/89 10/28/00  
#6389 # C \* 189-1880170  
COOK COUNTY RECORDER

Received on the within Agreement  
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	DuPage Co.	DuPage Co.	
19	DuPage Co.	DuPage Co.	

02108868

Received on the within Agreement  
the following sums

-89-380170

DATE	INTEREST	PRINCIPAL	REMARKS
19	DuPage Co.	DuPage Co.	
19	DuPage Co.	DuPage Co.	

12.25