

Articles of Agreement

90425212

Made this Thirty-First (31) day of August, 1990, between

J.C.B.

JOHN ALLAN COMPANY, Seller, and

DAVID BAUER, 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 special 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:

Lot 1 in Block 3 in Hall's Subdivision of the South 5 acres of the North 28 acres of the South 60 acres of the east 1/2 of the Northeast 1/4 of Section 1, Township 38 North, Range 13, lying East of the 1st Principal Meridian in Cook County, Illinois.

Commonly known as:
4106 S. Campbell, Chicago, Illinois

PIN: 19-01-213-082-0900

90425212

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of EIGHT THOUSAND AND NO/100 (\$8,000.00) Dollars

in the manner following:

Sixteen Hundred and no/100 (\$1,600.00) Dollars at closing, and the sum of Eighty-One and 08/100 (\$81.08) or more on the first day of each month for one hundred twenty (120) periods, plus 1/12 of real estate taxes that shall be escrowed by seller for payment thereof. Monthly payments to start September 1, 1990.

with interest at the rate of 9.0 per centum per annum payable MONTHLY 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.

Purchaser may pre-pay this debt with no pre-payment penalty. 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

The Seller shall not hold Purchaser in default for late payment of monthly installment until 30 days after payment was due.

Purchaser shall pay a Five (\$5) dollar late payment penalty for each installment payment received after the date due.

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

Seller shall supply Purchaser with a yearly statement summarizing transactions in the tax escrow account & twice annual proof of real estate tax payment.

SEALED AND DELIVERED, IN PRESENCE OF

Barbara [Signature]

John Allan Co., (SEAL)

By Joseph M. Casagran, President
David F. Bauer, (SEAL)

BUYER

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UNOFFICIAL COPY

STATE

Received on the within Agreement
the following sums

| DATE | INTEREST | PRINCIPAL | REMARKS |
|------|------------|------------|---------|
| 19 | Dakota Co. | Dakota Co. | |

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Property of Cook County Clerk's Office

GEORGE E. COLE,
LEGAL FORMS

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