

UNOFFICIAL COPY

1988

SETTLED

DATE

BY

THIS AGREEMENT IS SUBJECT TO THE PROVISIONS AND TERMS OF THE PURCHASE CONTRACT

Handwritten notes and signatures at the top of the page.

Handwritten signature and notes in the top right corner.

1. Broker's sole duty is to use Broker's best efforts to effect a sale of the property, and Broker is not charged with the custody of the property...

2. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association...

3. Seller shall comply with the Real Estate Settlement Procedures Act of 1974, if applicable, and furnish all information required for compliance therewith.

4. If the property is other than a condominium or a cooperative, then, prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than six (6) months prior to date of acceptance of Real Estate Sales Contract...

5. Seller shall furnish an owner's title insurance policy in the amount of the purchase price or a Torrens Certificate of Title showing good and merchantable title, and execute and deliver, or cause to be executed and delivered to Purchaser a proper instrument of conveyance...

6. Seller shall allow Purchaser 30 days after date of acceptance of Real Estate Sales Contract to obtain a mortgage, and shall allow Broker or Seller an additional 30 days to obtain said mortgage.

7. Seller hereby warrants and holds Broker and Broker's agents harmless from any and all claims, disputes, litigation, judgments, costs and legal fees arising from misrepresentations by the Seller or other incorrect information supplied by the Seller.

8. Where applicable, the singular form shall include the plural, and the masculine form shall include the feminine and neuter genders.

9. This agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.



PROVISIONS

UNOFFICIAL COPY



90523339

Certificate of Release of Tax Lien

Under the Retailers' Occupation Tax Act; Use Tax Act; Municipal Retailers' Occupation Tax Act; County Retailers' Occupation Tax Act; Service Occupation Tax Act; Service Use Tax Act; Municipal Service Occupation Tax Act; Illinois Income Tax Act; Regional Transportation Authority Ordinance.

!!! IMPORTANT -- PLEASE READ !!!
It is the taxpayer's RESPONSIBILITY to have this Certificate of RELEASE OF TAX LIEN recorded in the Proper Office (*) identified below. FAILURE TO RECORD this Release will cause a cloud to remain on the Title of your PROPERTY.

INCOME TAX I.D.# 320-52-7369
R.O.T. TAX I.D.#
EXCISE TAX I.D.#
Other I.D.#

Date OCTOBER 27, 1989
Period ending: IL-1040 12/87

IN ACCORDANCE with the applicable Provisions of the Illinois Revised Statutes in such case made and provided, the Department of Revenue of the State of Illinois hereby issues this

CERTIFICATE of FULL RELEASE
of the lien heretofore recorded in favor of said Department against the real and personal property of

PAUL MELISSA GUMMER
535 HIXMAN 1E
EVANSTON IL 60202

DEPT-02 FILING \$13.25
T4444 TRAN 4154 10/26/90 09:29:00
45865 + D *-90-523339
COOK COUNTY RECORDER

said lien being in the amount of \$144.70 plus interest - which has accrued since such Notice of Lien was filed and notice thereof having been filed in the office of (Registrar of Titles) the County of COOK (Recorder of Deeds) State of Illinois, on JUNE 21, 1989 and being Document No. 89261855 of said (Registrar of Titles) (Recorder of Deeds) and entered in Book No. of the State Tax Lien Index of said (Registrar of Titles) on page (Recorder of Deeds)

SAID LIEN is hereby released in the amount of \$144.70, and against the real and personal property of the above named person or persons described as follows:

This instrument, was prepared and signed by:

-90-523339

Jimmy Richmond
Supervisor, Lien Unit, Illinois Department of Revenue, Springfield, Illinois

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE LIEN WAS FILED

IN COOK COUNTY *COUNTY SEAT CHICAGO

Handwritten initials and signatures

UNOFFICIAL COPY

00253330

trial and to see if it is

with the County Clerk's Office for the County of Cook, Illinois, for the purpose of recording the same.

TO HAVE AND TO HOLD unto the County Clerk of Cook County, Illinois, for the use and behoof of the County of Cook, Illinois, the sum of One Hundred Dollars (\$100.00) to be paid to the County Clerk of Cook County, Illinois, for the use and behoof of the County of Cook, Illinois, on the day of the recording of the same.

DATE: SEPTEMBER 27, 1988
RECORDED: 11-10-1988

00253330

2314 Brown
EVANSTON, ILL.
60201

Property of Cook County Clerk's Office

00-253330

90523339

THIS COPY IS BEING FILED WITH THE RECORDER

RECORDED