

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dakota Co.	Dakota Co.	

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RIDER TO ARTICLES OF AGREEMENT

- A. Purchaser agrees to procure insurance covering the dwelling and the premises in an amount not less than the purchase price, with the Estate of Theresa Smith, deceased, as mortgagee and lien holder.
- B. Purchaser covenants to pay all property taxes when due during the term of this contract, unless this Article of Agreement is assigned, refinanced, terminated or otherwise disposed of between the parties hereto.
- C. Purchaser covenants to pay all utilities, when due and payable, and otherwise hold Seller harmless for same.
- D. All parties agree and understand that upon full payment of the Articles of Agreement certain expenses for City, County and State of Illinois transfer taxes, or any other tax that may be due and payable must be accorded to the individual parties for payment prior to release and transference of any deed, title or other evidence of ownership.
- E. All parties agree that Seller will pay all debts then due and owing to date of closing.
- F. That failure of purchaser to adhere to all provisions above will be just cause for Seller to declare this contract null and void, and to recover subject premises upon due notice to purchaser. Purchaser shall have the right to cure any default within 20 days notice of said default.
- G. That this property is sold "AS IS", and Seller expresses no warranty of any nature to purchaser.
- H. Purchaser may prepay balance due at any time during the term of this Article of Agreement without penalty.
- I. Seller agrees to pay all real estate taxes and other outstanding bills due or which may become due, including water bill(s), gas bill(s) light bill(s) and any others, during the period up to date purchasers take possession.
- J. Seller agrees to furnish purchaser with a commitment for title insurance and an amortization for the balance of loan within 30 days of the signing of this Article of Agreement and Rider.

William D. Silvers
SELLER
(ADMINISTRATOR)

James A. Williams
PURCHASER

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Property of Cook County Clerk's Office

2025-01-01 10:00 AM