90575403

Articles of Agreement

٧Ť٤	de this 18th	day ofOctober.,	1990, between
	Administrator of	Estato of Thorosa. Smith, decoased	, Seller, and
	13	Feb 11 11 de action in	Directions

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 walver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois.

"South 26 Feet of Lot 4 in Gross Subdivision of the South 132 Feet of the North 396 Feet of the West 1/2 of the North West 1/4 of the South West 1/4 (except the North 220 Feet of said tract) in Section 10, Township 38 North Range 14 East of the Third Principal Meridian in Cook County, Illinois.

DEPT-01 RECORDING 413.25 T\$5555 TRAN 0404 11/27/90 10:55:00 60305 4 ビーサータロージア54 03 COOK COUNTY RECORDER

Permanent Real Estate Index Number(s) 20-10-301-008-0000

Address(es) of real estate: 5133 South Wabash, Chicago, Illinois

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of TWENTY-NINE THOUSAND (\$29,000.00) and 00/100mm and TWENTY-NINE in the manner following: Ton Thousand (10,000.00) down payment and the

in the manner following: Ton Thousand (10,000,00) down payment and the remaining sum of Nineteen Thousand (\$10,000,00) to be amortized over a period of fifteen (15) years or 130 months, commencing the 18th day of December, 1990 and terminating November 18, 2005, with monthly payments of One Hundred Eighty-One Dellars and Fifty-Eight/Hundreds (\$181,58), payable on the 18th day of each and every month

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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 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

53 Mest 24-1204-41692

Chicago, IL. 60004

ADMINISTRATOR (SEAL)

Trance & William (SEAL

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Received on the within Agreement the following sums

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LEGAL FORMS

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Received on the within Agreement the following sums

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UNOFFICIAL COPY

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. Purchase 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 follow will pay all debts then due and oweing to date of closing.
- F. That failure of purchaser to affiere 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 deller expresses no warranty of any nature to purchaser.
- H. Purchaser may propay 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 purchasors take possession.
- J. Setter 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.

SMILLIER (ADMINISTRATIOR)

PURCHASER

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