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90025282

AMENDMENT AND MODIFICATION TO
ARTICLES OF AGREEMENT FOR DEED
DATED FEBRUARY 13, 1984

BETWEEN
AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO,
AS TRUSTEE UNDER TRUST NO. 91039, CONTRACT SELLERS
AND
K.F. MAZUREK AND MARY LOU MAZUREK, CONTRACT BUYERS

WHEREAS, AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, as Trustee under Trust No. 91039, as contract sellers, have heretofore entered into Articles of Agreement for Deed dated February 13, 1984, with K.F. Mazurek and Mary Lou Mazurek, as contract buyers, in regard to the real estate commonly known as 3400 Maple Avenue, Brookfield, Illinois and legally described as follows:

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LOTS 1, 2, 3, 4, 5, 6, and 7 IN BLOCK 36 IN S. E. GROSS FIRST ADDITION TO GROSSDALE IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED ALLEY ACCORDING TO THE ABOVE DESCRIBED LOTS IN COOK COUNTY, ILL.

PERMANENT TAX NUMBERS: 15-34-131-034, AFFECTS LOT 1; 15-34-131-035, AFFECTS LOT 2; 15-34-131-036, AFFECTS LOT 3; 15-34-131-037, AFFECTS LOT 4; 15-34-131-038, AFFECTS LOT 5; 15-34-131-039, AFFECTS LOT 6; 15-34-131-040, AFFECTS LOT 7.

which Articles of Agreement for Deed were recorded in the office of the Recorder of Deeds of Cook County, Illinois, DEPT-01 RECORDING 15222 CONTRA 17 01/17/90 11:05:00 \$14.25 #2433 : E # -90-025282 COOK COUNTY RECORDER 10, 1984 as Document No. 27039435.

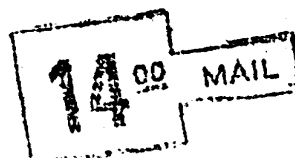
WHEREAS, said Articles of Agreement for Deed provided for an interest rate of 11.89 percent on the balance then due of \$475,000, with a final payment of the purchase price being due on June 1, 1990; and

WHEREAS, it is the desire of the parties hereto that said interest rate be changed to 11 percent and that the final payment date be extended to February 1, 1995 resulting in payment of principal and interest through 2/28/95 (balance being amortized over 20 yrs period);

WHEREAS, the balance of principal due and owing by the contract purchasers with payments made to and including January 1, 1990 amounts to \$ 449,138.03 (being the balance of principal due and owing through January 31, 1990).

Therefore, it is agreed by and between the parties hereto and for good and valuable consideration, that Paragraph

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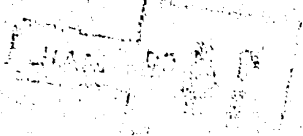
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PROPERTY OF THE UNITED STATES GOVERNMENT
ALL RIGHTS RESERVED
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SECRET



3 of said Articles of Agreement for Deed dated February 13, 1984 be amended so as to provide the following changes:

1. That the interest rate commencing February 1, 1990 be at the rate of 11 percent per annum.

2. The balance of the purchase price in the amount of \$ 449,138.03 to be paid in equal monthly installments of \$4,635.95 each, commencing on the first day of February 1990, and on the first day of each month thereafter until the purchase price is paid in full. (Payments being amortized over 20 year period.)

3. The final payment of the ~~principal~~ ^{principal} and all accrued but unpaid interest, if not sooner paid, shall be due on the first day of February, 1995, resulting in payment of principal and interest through February 28, 1995. Balance of purchase price due & payable. It is further agreed by and between the parties hereto 2/28/95.

that paragraph 18 in said Articles of Agreement for Deed dated February 13, 1984 be deleted in its entirety and that the following provision shall replace said paragraph 18:

18. "Contract buyers shall provide contract seller with paid real estate tax receipts and insurance premium payments as each installment becomes due and payable."

It is also agreed by and between the parties hereto that all the other terms and conditions of said Articles of Agreement for Deed dated February 13, 1984, as amended, remain in full force and effect.

IN WITNESS OF, the parties hereto have hereunder set their hands and seals this 11th day of January, 1990.

SELLER:

[Signature]
Beneficiary of Trust #91039,
American Natl Bank + Trust Co.
as trustee

BUYERS:

[Signature]
[Signature]

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This instrument prepared by
ROBERT C. WESTRICK
900 Jorie Boulevard
Oak Brook, IL 60521

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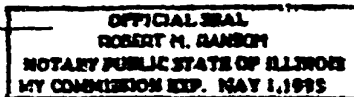
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that K.F. MAZUREK and MARY LOU MAZUREK, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 11th day of January, 1990.

Robert M. Ransom
Notary Public

Commission expires 3-22-91



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

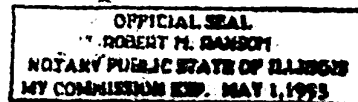
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank R... Beneficiary of Land Trust #91039 personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January, 1990.

Robert M. Ransom
Notary Public

Commission expires _____



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STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE
JANUARY 11, 1950
REPORT OF THE
COMMISSIONERS OF THE
STATE DEPARTMENT OF
CORRECTIONS
ON THE
ANNUAL REPORT FOR THE
YEAR 1949

Property of Cook County Clerk's Office

JAMES EARL RAY
NORMAN M. BERRY
RICKLIH W. STATED
SPPLI. VAN NEE HOZIMMOE VM

JAMES EARL RAY
NORMAN M. BERRY
RICKLIH W. STATED
SPPLI. VAN NEE HOZIMMOE VM



RANSOM & RANSOM
Attorneys at Law
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Oak Park, Illinois 60302-2977