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REAL ESTATE CONTRACT

90025612

TO Legal Title Holder of Record DATE 12/5/88

OFFER OF PURCHASER

1 The terms of this offer are as follows
2 We (Purchaser) offer to purchase the real estate known as 811 Sherman Evaston Cook Ill. 60202
Street City County State Zip

3 Legally described on exhibit A of any lot size approximately 35x93 BAGL W.S. J.B.
4 Together with improvements thereon including personal property, if any located on the real estate as of the date hereof for which a bill of sale will be given, screens, Acorn windows and doors, shades, and two blinds,
5 drapery rods, curtain rods, radiators, ceiling and TV antennas, heating, central cooling, ventilating, lighting and plumbing fixtures, all hot water, steering, interior shutters, cabinets and bookcases, earrings, porch
6 shades, painted vegetable garden, law mowers and law trimmers, attached fireplace screens, smoke detectors, as well as the following specific items: garage floor joists

**LOT 2 IN WILLIAM G. HOAG'S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 6
IN ADAMS AND BROWNS ADDITION TO EVANSTON IN THE NORTH 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, EAST OF CENTER OF ROAD, IN COOK
COUNTY, ILLINOIS. 11-17-307-002-760**

7 1. Purchase price 120,000 Initial earnest money 8,200.00 in the form of Personal check dated 12.5.88
8 payable to Cracken Realtors Upon acceptance of this offer said check shall be properly endorsed
9 by payee and deposited by the payee in the account in Paragraph 7. The earnest money shall be increased to 10% (20% if unimproved) of purchase price within 7 days after (Seller's) acceptance hereof. Said initial earnest
10 money shall be returned and this offer shall be void if not accepted on or before 12, 6, 88 11 PM

11 2. This contract is contingent upon the ability of the purchaser to secure within 45 days of Seller's acceptance a commitment for a loan evidenced by a note to be secured by a mortgage or trust deed on the real estate in the
12 amount of 75% of the purchase price amount as Purchaser shall accept, with a fixed interest rate not to exceed 11 % per annum to be amortized over a minimum of 30 years
13 with a loan service charge not to exceed 2.5%

14 If Purchaser makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Purchaser shall so notify Seller in writing within the time specified in Paragraph 2. If SELLER IS NOT
15 SO NOTIFIED WITHIN THE TIME PERIOD PURCHASER SHALL BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE
16 FINANCING OR BASED UPON THE MORTGAGE COMMITMENT OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 7 additional days after said notice, elect to accept purchase money
17 financing and to secure a mortgage commitment on behalf of Purchaser upon substantially the same terms for the mortgage loan contemplated herein with such other material terms and conditions for comparable loans
18 made available by any lending institution with a principal office in the Chicago Metropolitan area having assets of at least one billion dollars. If Seller is so notified, Purchaser agrees to furnish to Seller all requested credit and
19 financial information and to sign customary papers relating to the application for and securing of a mortgage commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money,
20 financing as herein provided, this contract shall be null and void and the earnest money shall be returned to Purchaser.

21 3. The Purchase Price shall be paid subject to proff 10 in W.S. J.B. at closing

22 4. (a) Closing or escrow period shall be on Feb 28, 1989 provided the conditions with this contract or has been accepted by Purchaser by conveyance by stamped recordable warranty deed
23 with release of Homestead Rights (or other appropriate deed if title is in trust or in an estate) and payment of purchase price.

24 (b) Title shall be conveyed at the time required by this Contract subject only to General taxes for 1988 and subsequent years, special taxes or assessments of any kind, including assessment and improvement levies,
25 and utility easements, covenants and restrictions of record as to use and occupancy, party wall rights and agreements, if any, existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any, as
26 described in Paragraph 2 above, acts done or suffered by or through the Purchaser.

27 5. Real estate taxes (based upon record and ascertainable taxes), assignable insurance policies, if requested by Purchaser, yes, if any, water taxes and other proratable items including flood hazard insurance shall be prorated to
28 date of possession. Forward-extended coverage insurance policies shall be assigned to and accepted by Purchaser at closing. (If no such not apply to home-owner insurance policies) Purchaser hereby agrees to pay such costs.
29
30 bill is available

31 6. Possession shall be delivered on Closing of 1st Accept. provided sale has been closed 8,000 of the purchase price is to be held in
32 escrow by Cracken Realtors as security to Purchaser for possession to be paid to Purchaser at the rate of 100
33 per day per day for each day possession is withheld beyond said date. Possession shall be deemed given when Seller has vacated the premises and delivered the keys to the same to Purchaser or to their
34 agent(s). Any balance in said escrow held after possession is delivered shall be paid to Seller. Surrender of possession by Seller does not create a landlord-tenant relationship for the purpose of notice.

3rd floor Tenant can stay until the end of the term of NPM tenancy.

35 7. Earnest money and this contract shall be held by Cracken Realtors for the benefit of the parties hereto
36 If the Purchaser defaults, earnest money shall be forfeited and applied to payment of broker's commission and any expenses incurred, and balance paid to Seller. At Seller's election, such forfeiture may be in full settlement
37 of all damages. If Seller defaults, earnest money at option of Purchaser shall be refunded to Purchaser, but such refunding shall not release Seller from its obligations under this contract. Seller and Purchaser agree that
38 said earnest money is to be held in a federally insured money market deposit account at a banking institution designated by the Listing Broker. All interest earned on the earnest money is to accrue to Purchaser and is to be
39 paid to Purchaser at the time of closing or upon termination of this Contract.

40 Purchaser's Social Security Number 487-44-0482 one of the buyers is a Licensed Real Estate Agent.

41 8. This sale shall be closed at office of Purchaser's mortgagee or, if none at office of listing broker MM specified below
42 (Name) (Address)

43 or, at request of either party in escrow with the title company issuing the title commitment by deed and by escrow fee to be divided between Seller and Purchaser. Seller shall not bring any claim against the purchaser
44 or the exclusive right to sell or other written listing agreement. Commission due & payable 7 days to closing W.S. J.B.

45 Listing broker is Cracken Realtors The cooperating broker, if any, Mitchell Bow ERM J.A.G.

46 PURCHASER George A. Shattuck Address 231 Burnham Pl. Evanston, 60212
47 PURCHASER George A. Shattuck City State Zip

48 ACCEPTANCE OF OFFER BY SELLER
49 This 26 day of Dec, 19 88 we accept this offer and agree to perform and convey title or cause title to be conveyed according to the terms of this contract

50 SELLER William Salter Jr. Address 139 S. 19th Ave

51 SELLER Laura Salter City State Zip Maywood Ill 60153

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9. (a) Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than five days prior to the time of closing, a title commitment for an owner's title insurance policy issued by a title insurance company licensed to do business in the State of Illinois, in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the standard grantor and grantee books only; (1) the conditions and limitations and exceptions or general exceptions contained in the owner's policy issued by the company; (2) the title exceptions set forth above in paragraph 4(f); and (3) title exceptions which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed. Delay in delivery by Seller of Commitment for Title Insurance due to delay by Purchaser's mortgage in recording mortgage and bringing down title shall not be default of this paragraph. Every title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as between Seller and Purchaser, subject only to exceptions as therein stated. As to all or any part of said real estate which on the date of this contract was registered in the Office of the Registrar of Title of Cook County, the Seller may offer (1) to bring the title commitment herein required, and a currently dated Registrar of Title's special tax search; or (2) before the Owner's duplicate certificate of title is certified copy, thereof and before a currently dated Registrar of Title's special tax search; and a currently dated Registrar of Title's federal tax lien search. Every certificate of title or title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as between Seller and Purchaser, subject only to exceptions as therein stated.

(b) If the title commitment discloses exceptions relating to title other than those referred to in paragraph 4(a), Seller shall have 30 days from the date of the delivery to Purchaser thereof to have these exceptions removed from the commitment. If Seller fails to have these exceptions removed within such time, Purchaser may terminate this contract or may elect upon notice to Seller within 30 days after the expiration of the 30 day period to take title as if there is with the right to deduct from the purchase price here or encumbrances of a definite or ascertainable amount. If Purchaser does not elect this contract shall become null and void without further action of the parties and the earnest money shall be returned to the Purchaser.

10. GENERAL CONVENTIONS

(a) If prior to closing improvements on the real estate are destroyed or materially damaged by fire or other casualty, this contract at option of Purchaser shall be null and void or Purchaser may elect to take an assignment of Seller's insurance proceeds.

(b) Prior to closing, Seller shall furnish a survey by a licensed land surveyor showing the location of the improvements (including fences separating the real estate from adjoining parcels) and showing all encroachments, if any. If the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of Purchaser against loss resulting from such improper location or encroachment, Purchaser may, at its option, declare this contract to be null and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Purchaser shall bear the cost of any later date survey which may be required by Purchaser's mortgagee or desired by Purchaser.

(c) Existing mortgage and lien indebtedness may be paid out of the sale proceeds. Purchaser may place a mortgage on the real estate and apply proceeds of purchase.

(d) All of the terms of personal property shall be transferred to Purchaser by delivery at closing of a customary Bill of Sale without warranty of merchantability or fitness for purpose. Seller also shall furnish Purchaser an affidavit of title covering the terms of closing, subject only to the title exceptions permitted by the contract and shall sign customary AIA form.

(e) Seller shall remove all water from the real estate and improvements by date of possession. Purchaser shall have the right to accept the real estate and improvements during the 45-day period immediately prior to closing to verify that the real estate improvements and included personal property are in substantially the same condition, normal wear and tear excepted as of the date of Seller's acceptance of this contract.

(f) The Seller warrants that neither Seller nor Seller's agent has received notice of any pending code violation which exists on the date of this contract from any city, village or other governmental authority.

(g) Seller and Purchaser shall execute all documents and provide all information so that any Federal Lender can issue its commitment and close the transaction in accordance with the requirements of the Real Estate Settlement Procedures Act of 1974.

(h) Seller shall comply with the terms of any municipal ordinance for municipality in which the real estate is located relating to the transaction contemplated herein and shall provide to Purchaser at closing evidence of compliance with such ordinances. Transfer taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.

(i) All notices or other communications which may be made pursuant to or which may be necessary or convenient in connection with this agreement shall be in writing and shall be made to the parties named at the addresses which appear after their names (or at such address as each may by written notice to the other designate) by personal delivery or by certified or registered mail. In the case of mailing, notice shall be deemed to be given as of the date notice is placed in the United States mail postage prepaid.

(j) Purchaser acknowledges for the benefit of Seller and for the benefit of third parties that neither the Seller, broker, realtor or any of their agents have made any representations with respect to any title risk relating to the real estate, its improvements and included personal property unless such representations are in writing and further that Purchaser has made such investigations as Purchaser deems necessary or appropriate to satisfy Purchaser that there has been no deception, fraud, false pretenses, false promises, misrepresentations, concealments, suppressions or omission of any material fact by the Seller, the broker or any of their agents relating to the real estate, its improvements and included personal property.

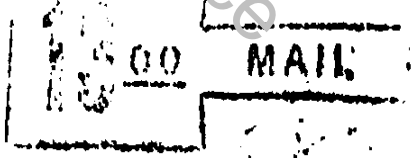
(k) Purchaser shall furnish flood insurance required by any lender and shall pay any usual and customary processing costs of the policy required by any lender.

(l) Time is of the essence, provided that Seller and Purchaser may choose any date or time limit set forth herein by a written agreement executed by Seller and Purchaser in their subsequent agents.

(m) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "FIRPTA"). Seller and Purchaser shall execute or cause to be executed all documents and take or cause to be taken all action necessary in order that Purchaser shall have no liability (either actual or potential) under the Act.

The terms of the Rider(s) consisting of _____ pages attached hereto is made a part hereof.

DEPT-01 RECORDING 11/18/74
 16225 TRAN 2004 02/18/01 1504100
 42806 4 44-910-0236 1.2
 COOK COUNTY RECORDER



ALBERT GASKIN
 817 MAIN STREET 96028612
 EVANSTON, ILLINOIS 60202

21952006

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