

UNOFFICIAL COPY

THIS AGREEMENT, Made this 1st day of MAY, 1989 between
Ralph H. Hayes and Betty L. Hayes hereinafter called Seller, and
Ralph L. Hayes hereinafter called Buyer;
 WITNESSETH, That the Seller hereby agrees and covenants to convey to the Buyer, by warranty deed,
 the Real Estate herein described, viz:
1356 Haldorn Ave, Wheatchester, Ill, described as follows 90271165

Lot 12 in Block 4 Midland Development Company's High Ridge Park
 first Addition being a Resubdivision of the East 117.34 feet of
 Lots 147 to 201, both inclusive, Lots 202 to 311 both inclusive,
 Lots 338 to 395, both inclusive, Lots 448 to 505 both inclusive
 Lots 558 to 615, both inclusive, 642 to 751, both inclusive,
 in William Zelosky's High Ridge Park in the North West Quarter
 of Section 20, Township 39 North, Range 12 East of the Third
 Principal Meridian, Cook County, Illinois;

PIN # 15 20 108 059

DEPT-01 RECORDING 13 00
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 #2966 * E * -90-271165
 COOK COUNTY RECORDER

Situated in the County of Cook, in the State of Illinois.
 Provided, and on condition the Buyer shall pay Seller, as purchase money for said Real Estate, the
 sum of 10.00 man or less DOLLARS,
 payable as follows, viz:

\$330.00 per month.
 Seller to pay 1/3 of 1989 taxes. Insurance paid by seller
 until present policy runs out June 5, 1990.

with interest at the rate of 6.0 per centum per annum, payable monthly on the whole
 sum remaining from time to time unpaid, and on further condition the Buyer shall pay, when due, such
 taxes, special taxes and special assessments as may be chargeable against said Real Estate and payable after
May 1, 1989. Should the Buyer fail to make the payments herein provided
 for, either of purchase money or taxes, or fail to perform any of the covenants hereof, the Seller may
 declare this contract forfeited, in which event the Buyer shall forfeit such payments as may have been
 made on account hereof, and such payments shall be retained by the Seller in full satisfaction and in
 liquidation of all damages sustained by Seller, and the Seller shall also have the right to re-enter and
 take possession of said estate, with or without legal process, and with or without notice to the Buyer.
 The Buyer further covenants and agrees to have and keep such buildings, if any, as may be now or
 hereafter upon said real estate insured against loss by fire, lightning and tornado to their insurable
 value, policies to be issued in the name of and deposited with the Seller, but loss to be made payable to
 such parties hereto according to their respective interests at time of loss. The Buyer shall not do, or
 cause to be done, upon this property, anything that could result in a lien.

Possession shall be delivered to Buyer on or before May 1, 1989
 Taxes, insurance and any other prorations shall be made as of date of possession.

Seller expressly warrants that no notice from any city, village or other governmental authority of
 any dwelling code violation concerning said premises has been received by the owner of said premises
 or the owner's agent.

Time of payment shall be the essence of this contract, and the covenants and agreements herein
 contained shall be binding upon the heirs, assigns and other legal representatives of the respective
 parties.

The Seller agrees to furnish an abstract showing title to said Real Estate in accordance with this
 contract and allow Buyer reasonable time to have same examined, and thereafter Seller shall within a
 reasonable time correct defects, if any, and shall make such abstract show a merchantable title. Seller
 may furnish an Owner's Title Guarantee policy or preliminary report on title in place of said abstract.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the
 day and year first above written.

90271165

Ralph H. Hayes
Betty L. Hayes
Ralph L. Hayes

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