

UNOFFICIAL COPY

Articles of Agreement 90291587

Made this 1st day of June, 1990, between
Joe L. Williams and Leona Williams, his wife, Seller, and
Michael Banks and Roslyn Banks, his wife, Purchaser,

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 ^{Recordable} Warranty Deed, with release and waiver of the right of homestead and dower, the follow-

ing described real estate in the County of Cook and State of Illinois, to wit:
LOT 42 AND 43 IN THE NORTH 0.67 FEET OF LOT 41 IN BLOCK 8, IN HARVEY RESIDENCE SUBDIVISION OF WEST 1/2 OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14 OF THE EASE PRINCIPAL MERIDIAN.

ADDRESS OF PROPERTY: 15211 South Honore, Harvey, IL 60415
PIN: 210-29-18-211-043-0000

DEPT-01 RECORDING 914.25
T09999 TRAN 8542 06/20/90 09:06:00
0741 15 90-291587
COOK COUNTY RECORDER

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Two Thousand and (\$2,000.00) Dollars in the manner following: Two Thousand and (\$2,000.00) Dollars, as a down payment, and Five Hundred (\$500.00) dollars each and every month for 180 months. In the event real estate taxes are increased the Purchasers shall pay \$500.00 plus 1/12 of the yearly increase per month.

~~with interest at the rate of xxxxxxxx per annum payable xxxxxxxx annually on the whole sum remaining from these taxes unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1990. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.~~

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of any dwelling code violation has heretofore been issued and received by the owner or his agent with respect to any dwelling structure on said real estate.

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.

RIDER ATTACHED

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

Althea Spudis
Charles Cantrell

Joe L. Williams (SEAL)
JOE L. WILLIAMS
Leona Williams (SEAL)
LEONA WILLIAMS
Michael Banks (SEAL)
MICHAEL BANKS
Roslyn Banks (SEAL)
ROSLYN BANKS

90291587

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

UNOFFICIAL COPY

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

DATE	INTEREST	PRINCIPAL	REMARKS
18	Dublin Co	Dublin Co	

UNOFFICIAL COPY

RIDER

9 3 2 9 1 5 3 7

THE UNDERSIGNED PARTIES agree and covenant the the following terms and conditions are part of and incorporated into a ARTICLES OF AGREEMENT, made this 1st day of June, 1990, by and between the undersigned parties notwithstanding any other terms contained therein, and are a continuation of the Conditions and Stipulations contained therein:

1. This Real Estate is sold to the Purchasers in an AS IS Physical Condition.

2. Purchasers shall not commit waste and shall maintain the real estate in the same basic condition as it is on the day of their occupancy. Further, it shall be the full responsibility of Purchasers to maintain and repair the real estate at Purchasers sole costs.

3. Purchasers shall pay all utilities, to include all water and sewer costs.

4. Purchasers shall be in default when they are six (6) months in arrearages with their payments.

5. That Purchasers shall receive a Deed when Purchasers have oaid their payments for sixty (60) months and are current in their payments, thereby Sellers shall take back a mortgage and note for the balance.

6. Sellers shall deliver or cause to be delivered to Purchasers not less than 20 days after Purchasers shall have paid 60 payments, a Title Commitment for an owner's Title Insurance Policy issued by Chicago Title Insurance Company.

7. If the Title Commitment discloses unpermitted exceptions, then Sellers shall have 30 days from the date of delivery thereof to have the exception removed from the Commitment or to have the Title insurer commit to insure against loss or damage that may be occasioned by such exceptions.

DATED: 6-1-90

PURCHASER: <u>Michael P. ...</u>	ADDRESS: <u>15211 S. ...</u>
PURCHASER: <u>Walter ...</u>	ADDRESS: <u>15211 S. ...</u>
SELLER: <u>John L. Williams</u>	ADDRESS: <u>2608 W. 175th</u>
SELLER: <u>Ann Williams</u>	ADDRESS: <u>2608 W. 175th</u>

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Mail To:
E. Kenneth Wright
711 E. 75th St
Chicago, 60619

