

UNOFFICIAL COPY

Articles of Agreement, MADE this NINTH day of JULY in the year of our Lord One Thousand Nine Hundred and NINETY (1990)

Between CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY, an Illinois Corporation, Seller party of the first part, and IRVIN JOHNSON, Purchaser party of the second part:

Witnesseth, That, if the party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient Warranty Deed, the lot ..... piece ..... or parcel ..... of ground, situated in the County of COOK, City of Chicago and State of Illinois known and described as

LOT 1971 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 5, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTH WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

13.00

Commonly known as: 10006 So. Forest Ave., Chicago, Il. - Tax #25-25-127-018-0000

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of TWENTY THOUSAND (\$20,000.00) AND NO/100 Dollars in the manner following:

ONE THOUSAND (\$1,000.00) DOLLARS, UPON EXECUTION OF THIS AGREEMENT, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. THREE HUNDRED THIRTY EIGHT AND 37/100 (\$338.37) DOLLARS PER MONTH INCLUDING PRINCIPAL AND INTEREST, REAL ESTATE TAX RESERVE AND FIRE INSURANCE RESERVE; (P & I :\$183.37, TAX DEP.:\$100.00; INS. DEP.:\$55.00) COMMENCING ON THE FIRST DAY OF AUGUST, 1990 AND THREE HUNDRED THIRTY EIGHT AND 37/100 (\$338.37) DOLLARS ON THE FIRST OF EACH SUCCEEDING MONTH THEREAFTER UNTIL AUGUST 1, 1991, AT WHICH TIME THE PRINCIPAL BALANCE THEN REMAINING SHALL BE PAID IN ONE LUMP SUM. SELLER AGREES TO CONVEY SUBJECT PREMISES TO PURCHASER BY GOOD AND SUFFICIENT WARRANTY DEED.

with interest at the rate of 10% per centum per annum payable monthly annually on the whole sum remaining from time to time unpaid, ~~and in case of the failure of the said party of the second part to make any of the payments, or any part thereof, or perform any of the covenants or~~ his part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeit and determined, and the party of the second part shall forfeit all payments made by him on this contract and such payments shall be retained by the said party of the first part in full satisfaction and in liquidation of all damages by it sustained, and it shall have the right to re-enter and take possession of the premises so said.

It is Mutually Agreed By and between the parties hereto, that the time of payment shall be of the essence of this contract; and that 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 to these Presents have hereunto set their hands and seals, the day and year first above written.

Sealed and Delivered, in Presence of  
Henry P. Hervey  
Henry P. Hervey  
Assistant Secretary

CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY  
by: Hollis L. Green Seal  
Hollis L. Green, Exec. Vice President  
Irvin Johnson Seal  
Irvin Johnson, Purchaser Seal

A-983209

Ca. 10/11/90

90337355

