

UNOFFICIAL COPY 3 3

CAUTION: This is a legal document and its use is subject to the provisions of the Illinois Real Estate Act. All warranties, including those of merchantability and fitness, are excluded.

AGREEMENT, made this 14th day of June, 1988, between  
Jose Munoz and Bertha Munoz, his wife, Seller, and  
Hilda Gonzalez and Luis Gonzalez, her husband, Purchaser;

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's stamped recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows:

LOT 21 IN BLOCK 3 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$13.29  
1#2222 TRN 7621 09/11/91 11.47.00  
#8947 # B \* -91-470133  
COOK COUNTY RECORDER

91470133

Commonly known as: 1308 N. Campbell, Chicago, IL 60622  
Permanent R.E. Index NO.: 16-01-219-042  
and Seller further agrees to furnish to Purchaser on or before 1988, at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title\*, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 7. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of Jose Munoz at Guadalajara Mexico

the price of Twenty Eight thousand & NO/100 Dollars in the manner following, to-wit: Twenty three thousand and NO/100 dollars in the following manner: Three hundred and three dollars & 95/100 on the first of the month commencing on for 10 years with a final additional payment of \$5,000.00. Buyer to pay Real Estate taxes and insurance & repairs and to give evidence of payment to Seller.

with interest at the rate of 10 per cent per annum payable monthly on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on day of closing, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 1987 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 87 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any;

1a. Buyer shall have a 15 day grace period to pay and if late shall pay a \$30.00 penalty for each payment.

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

\*Strike out all but one of the clauses (a), (b) and (c).

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Received on within Agreement the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY

GEORGE E. COLE  
LEGAL FORMS

Sealed and Delivered in the presence of

MAIL TO: VON ROUSAR  
2911 N. CLERO AVE,  
Chicago, Ill. 60641

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)



10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at \_\_\_\_\_ per cent per annum until paid.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

13. In the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller, without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity; and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof, and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgment of Seller, or Seller's assigns, with reference to such suit or action. If there be more than one person designated as "Purchaser" in this State in this paragraph given in joint and severalty.

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at a Las Rocas 156 Colonia Prados Vallarta, Guadaluajara, Jalisco, Mexico \_\_\_\_\_ or to the last known address of either party, shall be sufficient service hereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

19. 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.

20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within \_\_\_\_\_ years of the date of execution of this contract.

21. If any provision of this agreement shall be prohibited by, or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

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## ARTICLES OF INCORPORATION

0 1 3 5

(Do Not Write in This Space)

NFP-102.10

(Revised 5 88)

### SUBMIT IN DUPLICATE

Payment must be made by Certified Check, Cashier's Check, Illinois Attorney's Check, Illinois C.P.A.'s Check or Money Order, payable to "Secretary of State."

**DO NOT SEND CASH!**

Date 9-4-91

Filing Fee \$50

Approved \_\_\_\_\_

TO: GEORGE H. RYAN, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986", the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1 The name of the corporation is: Beacon of Joy Church

Article 2 The name and address of the initial registered agent and registered office are:

Registered Agent: Linda Strong  
First Name Middle Name Last Name

Registered Office: 101 West 108<sup>th</sup> St.  
Number Street (Do Not Use P.O. Box)  
Chicago IL 60628 Cook  
City Zip Code County

Article 3 The first Board of Directors shall be 10 in number, their names and addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
Douglas M. Taylor Sr.	10936	So. Normal	Chicago	Ill.
Jose Leon	10628	So. Green	Chicago	Ill.
Leneva Taylor	7509	So. May	Chicago	Ill.
Linda Strong	14114	So. Wabash	Chicago	Ill.
Nathaniel Williams	7623	So. Laflin	Chicago	Ill.

Article 4 The purposes for which the corporation is organized are:

To purchase, lease, acquire, hold, use, own or otherwise deal in and with any real and personal property; for the purpose of evangelism, worship, and community service work.

Is this corporation a Condominium Association as established under the Condominium Property Act?

Yes  No (Check one)

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954?

Yes  No (Check one)

Is this a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9 102 of the code of Civil Procedure?

Yes  No

Article 5. Other provisions (please use separate page):

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## NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury that the statements made in the foregoing Articles of Incorporation are true.

Dated Aug 31, 1991

SIGNATURES AND NAMES	POST OFFICE ADDRESS
1. <u>Patricia Williams</u> Signature <u>Patricia Williams</u> Name (please print)	1. <u>7623 So. Laflin</u> Street <u>Chicago, Ill 60620</u> City Town State Zip
2. <u>Marcelene Leon</u> Signature <u>Marcelene Leon</u> Name (please print)	2. <u>10628 So. Green</u> Street <u>Chicago, Ill 60643</u> City Town State Zip
3. <u>Kimberly Lane</u> Signature <u>Kim Lane</u> Name (please print)	3. <u>15134 So. Chicago Rd</u> Street <u>Dolton, Ill 60419</u> City Town State Zip
4. <u>Alora Warren</u> Signature <u>Alora Warren</u> Name (please print)	4. <u>8209 So. Woodlawn</u> Street <u>Chicago, Ill 60619</u> City Town State Zip
5. <u>Marquee Taylor</u> Signature <u>Marquee Taylor</u> Name (please print)	5. <u>10936 So. Normal</u> Street <u>Chicago, Ill 60628</u> City Town State Zip

(Signatures must be in ink on original document. Carbon copy, xerox or rubber stamp signatures may only be used on the true copy.)

NOTE: If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice-President and verified by him and attested by its Secretary or an Assistant Secretary.

The registered agent cannot be the corporation itself

The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent

The registered office may be, but need not be, the same as its principal office.

A corporation which is to function as a club, as defined in Section 1-3-24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

\$14.29  
1#2222 TRAN 7625 09/11/91 11 53 00  
#8448 # B \*-91-470135  
COOK COUNTY RECORDER

91470135

File No. 91470135  
FORM NFP-102.10  
ARTICLES OF INCORPORATION  
under the  
GENERAL NOT FOR PROFIT  
CORPORATION ACT  
of

FILED

SEP 4 - 1991

GEORGE H. RYAN  
SECRETARY OF STATE

SECRETARY OF STATE  
DEPARTMENT OF BUSINESS SERVICES  
CORPORATION DIVISION  
SPRINGFIELD, ILLINOIS 62756  
TELEPHONE (217) 782-9522  
782-9523  
These Articles Must Be Executed and Filed in Duplicate.  
Filing Fee \$50



BEACONER, Joy  
Linda - trang  
101 W. 108th Street  
Chicago, Ill. 60620