

UNOFFICIAL COPY

Articles of Agreement

91154342

Made this 1st day of September, 1990, between Paul H. Robertson & Sandra L. Robertson, his wife, Seller, and Marilyn A. Watson, Divorced and Not since remarried, 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 following described real estate in the County of Cook and State of Illinois, to wit:

Lot 317 in Indian Hill Subdivision Unit #2, a Subdivision of part of the East 3/4's of the South 1/2 of Section 25, Township 35 North, Range 14, East of the Third Principal Meridian, according to the plat of said Subdivision recorded August 29, 1957 as Document #999094 in Book 500 of plats, Pages 4 & 5 in Cook County, Illinois

Tax Index No. 32-25-313-012

Subject to real estate taxes for 1989 and subsequent years

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DEPT-01 RECORDING \$13.00 T#8888 TRAN 4572 04/05/91 09:57:00 #2343 # H \*-91-154342

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of COOK COUNTY RECORDER Dollars

in the manner following: Purchaser to make monthly payments of \$446.56, including principal, interest, taxes and insurance, beginning September 1, 1990, and any subsequent increases in the payment due to taxes or insurance, with the final payment no later than February 1, 2019 or sooner. Seller agrees to give purchaser his coupon book and purchaser will make all monthly payments. Seller agrees to transfer all sums in escrow to purchaser for payment of taxes and insurance, with interest at the rate of per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year. 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 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 10 years of the date of execution of this contract.

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.

Purchaser has the right to make improvements to the premises without prior consent from sellers. Purchaser may pay contract in full at any time.

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

13.00 E

SEALED AND DELIVERED, IN PRESENCE OF

Theresa C. Walter, Annette Jordan

Paul H. Robertson (SEAL), Sandra L. Robertson (SEAL), Marilyn A. Watson (SEAL)

Signed and sealed before me this 1st day of September 1990.

Orriene Dombrowski, Notary Public

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