(10.00)	CANTES (Drish a control for uning or other in makes any warranty with regisect thereto, including any warrant	toria training the sale should be seller of the torm y of merchantability or filmess for a particula: purpose	
AGREEMENT, made	this 30th day of April	91217959	$19^{91}$ , hetween
Norman R. Oyen	and Joan M. Oyen		, Seller, and
WITNESSETH, that it covenants and agrees to d	i and Delores H. Vainisi I Purchaser shall first make the payments a convey to Purchaser in fee simple by Seller fee of homestead, subject to the matters h	r's	ereunder. Seiler hereby recordable
Cook and	State of 1111nq1s described a	s follows:	mated in the County of
ADDITION TO CHICAGE THE NORTHEAST 1	3 FEET OF THE NORTH 66-2/3 FEE CAGO, BEING A SUBDIVISION OF THE ACTION O	THE NORTH 1/2 OF THE SOUTH NORTH, RANGE 12, EAST OF	1/2 OF
Permanent Real Estate I	ndex Number(s): 12-36-217-013		
Address(es) of premises:	2111 N. 75th Ct., Elmwoo	od Park, Illinois	
the following evidence	to furnish to Purchaser on or before	e insurance policy in the amount o	; at Seller's expense, of the price, issued by
Illinois, (c) merchantable	FTirle Company : (h) certifier sabs(reclof title", showing merchantable saph 1. And Purchaser hereby covenants a writing, and until such designation at the	title in Seller on the date hereof, sub and agrees to pay to Seller, at such n	iect only to the matters
	Park Road, Calcago, Illinois 6		
the price of One Hu Dollars in the manner fo	ndred Thirty Thornand Dollars Bowing, to-wit:	(\$130,000.00)	
	See Rider Atmached	. ‡0759 <b>‡ A</b> . C00K C0U	ORDING N 4263 05/08/91 12:3 ★-91-2179 NTY RECORDER
with interest at the rate of on the whole sum remain	f 11 1/2 per cent per annum payable ing from time to time inpaid.	Monthly	
Possession of the prem	ises shall be delivered to Purchaser on	at closing	na and an analysis of the state
	provided	thric Purchaser is not then in default	t under this agreement
Rents, water taxes, ins	urance premiums and other similar items a		-
	the premises. General taxes for the year		

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 very general taxes for the year 1990 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 Furchaser; (d) easements of record and party-walls and party-wall agreements, if any: (e) by uding, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ore inances; (f) roads, highways, streets and alleys, if any;
- 2. Pinchaser shall pay before accrual of any penalty any and all taxes and installments of special as eximents pertaining to the premise that become payable on or after the date for delivery of powersion to Purchaser, and Purchaser aball 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 14. 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, or al 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 Furchaser 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 bod's foresaid 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
- 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, lightring, 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, shill require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

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2111 N. 75TH COURT, ELMWOOD PARK, ILLINOIS

Down payment in amount of Seventy Five Thousand Dollars (\$75,000.00) and the balance of Fifty Five Thousand Dollars (\$55,000.00) as follows: Monthly payments of principal and interest of \$559.06, or more, commencing on June 1, 1991. Said payments shall include interest at the rate of 11½ % per annum on the principal balance remaining from time to time unpaid, and \$559.06 or more, per month on the first of each month thereafter until May 1, 1994, at which time the entire principal balance along with any interest and late charges shall be due and payable.

- A. Buyer agrees to remit monthly, along with the principal and interest payment, 1/12 of the combined sum of the annual insurance premium and the annual Real Estate Tax bill. Seller will pay these bills when due and present evidence of payment to buyer.
- B. It is agreed that any monthly payment, or partial payment received later than to. (10) days after said payment is due, a penalty of \$50.00 shall be assessed.
- C. Purchasers shall keep inforce on said premises a "Fire and Extended Coverage Policy" in the amount not less than One Hundred Thousand Dollars (\$100,000 00) at Purchaser's expense, in a company approved by the Seller; sail approval shall not be una conably withheld.
- D. Interest rate after ratirity shall become 14 r annum.
- E. At closing, Buyer agrees to pay a service chart \$1,350.00 to Seller.

F. At closing, Buyer will reimbase Seller for all costs incurred by Seller in aquiring said property, along with all costs incurred by Seller in this Sale to Buyer under Installment Agreement for Deed. These costs shall include, but not be limited to: Title expenses, Revenue Stamps, Etc.

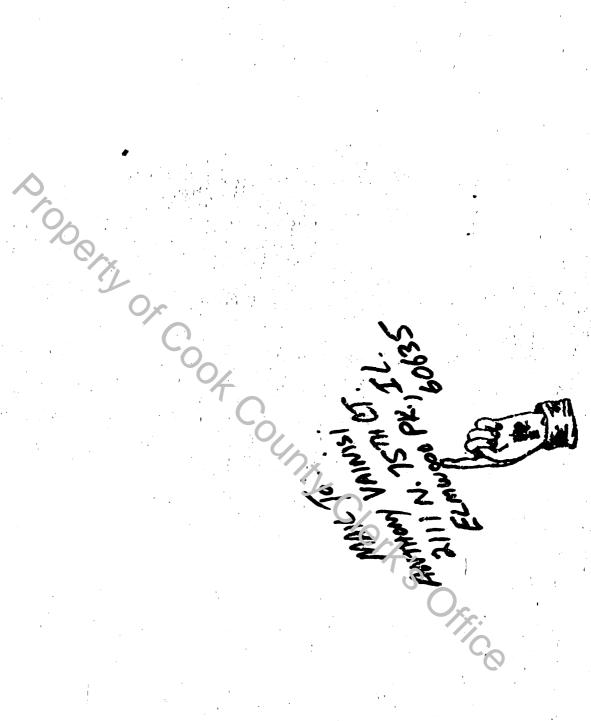
from Mayen

SELLERS

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BUYERS

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