This last the been approved by the ball Cast Inc. Commerced by Inc

1. DUYER BRIAN					
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AMERICAN NATI	ONAL BANK & T	RUST U/T/N Add	hes 33 North	h LaSalle St.	, Chicago, IL
59039 COOK OU	nty: State of TL	agrees to sell to	Buyer at the PURC	CHASEPRICE OONE 1	UNDRED FIFTEEN
	Harsts 115,000.	00) the	PROPERTY commo	nly known as90	OO ORIOLE DR.,
		egally described as follo			
		SEE AT	TACHED	. ₩7983 ₩	RECORDING FRAN 3828 07/11/91 14 TB *91-345 COUNTY RECORDER
(hereinalter referred)	to as "the premises").				
hot water heater; cer cabinets; water soften roof or affic L.V. anter	mrat cooling, humidify ser (except rental units) ma; all planted vegetat	; our not inmeet to the ring and filtering equip i; existing storm and ser ion, garage door opens	central healing, plu iment; Tored carpet iren windows and d is and car units; an	inhing and electricals ing, built-in kitchen a oors, attached shutten d the following items o	, together with all ystems and equipment; the oppliances, equipment and s, shelving, frieplace screen, I personal property
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	er a shall be left on the		in the sale price, ac	od shall be transferred:	to the fluyer by a Bill of Sale
2. THE DEED:	C/A-				
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joint tenancy) or his rights, good title to th payable; (b) Special a tions and covenants or drain tile, pipe or oth ments; covenants, cor if any, and all aments should be a linux; limital	nominee, ^A y, a record e premises subject, an's ssessments confirmed, I record, (d) Zoning lay er conduit, (g) If the pr nditions and restriction nents thereto; any east toons and conditions in	lable, stamped general vio the following "pern deserths contract date; s and ordinances, (e) E copers, other than a d s of recold; terms, provern uts established by a noosed by the Illinois C	TRUSTEES itted exceptions," i (c) Building, buildi asements for public etached, single-tan isions, covenants, ai r implied from the	deed so deed so deed so deed so deed to deed deed deed deed deed deed	with release of homestead estate laxes not yet due and upancy restrictions, conditions, tendifiches, feeders, laterals and party wall rights and agree-claration of condominum, dominium or amendments installments of assessments.
due after the time of	possession and easen	ients established pursu	ant to the declarat	ian al condominium.	
 b. The performance obligation to deliver 	e of all the covenants the deed aforesaid.	and conditions herein	to be performed by	i Buyer shall be a conc	lition precedent to Seller's
•		covenants and agrees (a	pay to Seller at		
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4. PRIOR MORTGAGES:

(a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a halance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed thur not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall in any way accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment, if any, given to Buyer under this Agreement.

(b) Seller shall from time to time, but not less frequently than once each year and anytime fluyer has reason to believe a default may exist, exhibit to fluyer receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage. Buyer shall have the right, but not the obligation, to make such payments or core such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements ensing as of this contract date and all easements and building lines. (In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.)

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8. Iff11:

(a) At least one (1) husiness on prectorthe hinder ioning Seller states his big cause to be maished to linker at Seller's expense an Switter's Outplicate Certifica. (3) interests by the beginning that a communication of minimum and the annual of the business in Illinois, to issue a contract purchaser's rule instraince policy on the current form of American Land Title Association Owner's Policy for equivalent policy) in the amount of the purchase price covering the date hereof, sobject only to: (1) the general exceptions contained in the policy, titless the real estate is improved with a single family dwelling or an apartment building of four or lower residential units. (2) the "periodited exceptions" set forth to paragraph 2, (4) prior mortgages permitted in paragraph 6, (4) other title exceptions perfaming to lieus or encombiances of a debinite or ascertainable amount, which may be comoved by the payment of momey and which shall be removed at or prior to the initial clusting and (5) acts done or suffered by or judgments awainst the Business or those chaining by through or under the Buser. against the Buyer, or those claiming by, through or under the Buyer.

(b) If the fulle commitment discloses uppermitted exceptions, the Seller shall have there) to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Boyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase pince, liens or encombrances of a definite or ascertainable amount. If the Boyer does not so elect, the contract between the parties shall become noull and void, without further action of the parties, and all minutes part by Boyer hereunder shall be refunded

- (c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.
- (ii) If a Special Lax Search, Lien Search, a Judgment Search or the title commitment disclose judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.
- te). Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the pemises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall cemove any exception or defect not permitted under paragraph 8 (a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.
- 4), AFFIDAVIT OF CITE: Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Alfedavir of Title, covering said closes, subject only to those permitted exceptions set furth in paragraph 2, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the fittle insorer commits to extend insurance in the manner specified in paragraph 8. In the exent little to the propers is held in crust, the Alfidavit of Title required to be turnished by Seller shall be signed by the Tristner and the beneficiary or beneficial resistant paragraphs and the secure an "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other docume its as are customary or required by the issuer of the commitment for title insurance

10. HOMEOWNER'S ≯ SO CIATION:

- (a) In the event the premities subspect to a townhouse, condominum or other homeowner's association, seller shall, pinn to the initial closing, lurinsh fluyer a state ment from the Board of managers, treasurer or managing agent of the association certifying payment of assessments and, it applicable, not following or termination of any right of first reluxation general option contained in the declaration or bylaws together with any other discriments required by the declaration or bylaws thereto as a precondition to the transfer of ownership.
- th) The Buyer shall comply with execoverants, conditions, restrictions or declarations of record with respect to the premises as well as the bylaws, rules and regulations of any hoplicable association.
- 11. PRORATIONS: Insurance premiums, general faces, association assessments and, if final meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of initial closing subject to reprotation upon a receipt of the actual tax hill. Further, interest on the unpaid principal amount of the puri hase price from the initial closing date unit. The date of the bist installment payment shall be a purration credit in favor of the Seller.
- 12. ESCROW CLOSING: At the election of Seller of gazer, upon notice to the other party not less than live (5) days prior to the date of 12. ECROW CLOSING: At the election of Seller of Buser, upon notice to the enter party not less than the Cyclasy prior to the enter the milial or local closing, this transaction or the consequence contemplated hereby shall be made abrough excross with a ritle company, bank or other institution or an attorney beened or collaboration of an excross trust covering articles of agreed with or deed consistent with the terms of this Agreement. Upon creation of such an excross, anything in this Agreement to the contrary not, a instanding, installments or payments due thereafter and delivery of the Deed shall be made through excross. The cost of the excross including a money lender's excross, shall be paid by the party requesting in

13. SELLER'S REPRESENTATIONS:

- (a) Seller expressly warrants to Buyer that no notice from any city, sill ge or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises become described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.
- (b) Seller represents that all equipment and apphances to be conveyed, or the ling but not limited to the following, are in operating condition: all mechanical equipment, heating and cooling equipment, water becomed and softeness, septic, plumbing, and electrical systems, kitchen equipment remaining with the premises and aim, miscellaneous median it all personal property to be transferred to the Buser Upon the Buser's request prior to the time of possession, soller shall demonstrate in the Buser or his representative all said equipment and upon recept of written notice of deficiency shall promptly and at Seller's expenses according to the deficiency. IN API ABSINCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUSTR PRIOR TO THE DATE SPIC FILD FOR INITIAL CLOSING IT SHALL III CONCIDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE JUSTER AND THE SHARL HAVE NO FURTHER RESPONSIBILITY WITHER HERCE THEREOUS IDEAL PRIOR AND HER SHARL HAVE NO FOR INSTRUCTION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE JUSTER AND THE SHARL HAVE NO FOR INSTRUCTION OF THE ABOVE EQUIPMENT AND THE SHARL HAVE NO FOR SHARLING THE RESPONSIBILITY WITHER HERCE THEREOUS IDEAL CONDITION OF THE ABOVE EQUIPMENT AND THE SHARLING THEREOUS IDEAL CONDITION OF THE ABOVE EQUIPMENT AND THE SHARLING THEREOUS IDEAL CONDITION OF THE ABOVE EQUIPMENT AND THE SHARLING THEREOUS IDEAL CONDITION OF THE ABOVE EQUIPMENT AND THE SHARLING THEREOUS EQUIPMENT AND THE SHARLING THEREOUS IN THE SHARLING THEREOUS EQUIPMENT AND THE SHARLING THE SHARLING THEREOUS EQUIPMENT AND THE SHARLING THE SHARLING
- (c) Seller agrees to leave the premises in broom clean condition. All refuse and personal (iv) erly not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.
- 14. BUYER TO MAINTAIN: Buyer shall keep the improvements on premises and the grounds may, and repairs and condition as they now are, orthnary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, intrinor and exterior painting; and decrorating, window glass, healing, ventiating and air conditioning equipment; plumbing and electronal systems and fixtures, root, masony including clininesy and fiveplaces; i.e. II, however, the said premises shall not be thus kept in good repair, and in a clean, sightly, and healthy condition by Buyer, Seller may either 6.) enter same, bimself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement in an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to planes. It distributes the expenses of the Seller in making said repairs and in placing the premises in a clean, sightly, and healthy condition, or thy notify the fluyer to make such repairs and to place said premises in a clean, sightly, and healthy condition, or the notice texcept as is officially emphasized. It, and, upon default by fluyer in complying with said more, then, Seller may wair himself of such remedies as Seller may elect, if any, from those that are by this Agreement or allow or require provided.
- 15. FIXTURES AND EQUIPMENT: At the time of delivery of possession of the premise to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises, but until payment in bill of the purchase price is made, none of such personal property, lixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

16. INSURANCE:

- 16. INSURANCE:

 (a) Buyer shall from and after the time specified in paragraph 5 for possession, keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Selfer in policies conforming to Insurance Service Bureau Homeosyners Ionn 3 (*PLO.3*) and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of purchase price, then at such full insurable value) for the benefit of the parties bereto and the interests of any mortgages or trustee, if any, as their interests may appear; such policy or policies shall be held by Selfer, and Buyer shall pay the premiums thereon when due. when due.
- (b) In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be available to build be studied of the operation of the construct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price
- 17. TAXES AND CHARGES: It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the IT. LAKES AND CHARGES: It shall be the buyer's congation to pay immediately when our and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied to assessed or charged against the premises or any thereof or any improvements thereon, including those heretolore due and to turnish Seller with the original or duplicate receipts and thereof or any improvements thereon, including those heretolore due and to turnish Seller with the original or duplicate receipts
- 18. FUNDS FOR TAXES AND CHARGES: In addition to the agreed installments, if any, provided in paragraph 3, floyer shall deposit with the Seller on the day each installment payment is due, or if none are provided for, on the first day of each month subsequent to the date of initial closing, until the purchase price is paid in full, a sum therein referred to as "funds") equal to one-twelfth of the yearly taxes, assessments which may become a lien on the premises, and the estimated annual premiums for the insurance cinerages required to be kept and maintained by Buyer, all as reasonably estimated to provide sofficient sums for the full payment of such charges one month prior to their each becoming due and payable. Lailure to make the deposits required hereunder shall constitute a breach of this Agreement.

The finite shall be held by Selevin a mean non-ne-diposity of a counts of which a ment of a parameted by a Lederal or state agency. Seller is hereby authorized well lined even use the finite for parameter takes, accessments, rents and oreminums, seller shall, upon the requirence described to the finite deposited and distincted in cluding evidence of paid receipts for the amounts so disbursed. The funds are hereby pledged as additional security to the Seller for the periodic payments and the unpaid balance of the purchase price.

If the amount of the funds together with the future periodic deposits of such lands payable prior to the due date of the aforementioned charges shall exceed the amount reasonably estimated as being required to pay said charges one month prior to the time at which they fall due such excess shall be applied first to care any breach in the periodicance of the Buyer's covenants or agreements hereunder of which Seller has given written notice to Buyer and, second, at Buyer's upon, as a cash refund to Buyer or a credit toward fluyer's future offigations hereunder. If the amount of the funds held by Seller shall not be sufficient to pay all such charges as herein provided, Buyer shall pay to Seller any amount necessary to make up the deliciency within 30 days from the date notice is mailed by Seller to Buyer requesting paymont thereof. ment thereof

Softer may not charge for so holding and applying the funds, analyzing said account, or verifying and compiling said assessments and bills, nor shall Boyer be entitled to interest or earnings on the funds, unless otherwise agreed in writing at the time of executron of this Agreement, Upon payment in full of all sums due hereunder, Seller shall promptly refund to Boyer any lunds so held by Seller.

(a) No right, title, or interest, legal or equitable, in the premises described luvein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

(b) In the event of the remination of this Agreement by lapse of time, forfelture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyer or others shall belong to and become the property of the Seller without liability or obligation on seller's part to account to the Buyer therefore or for any part thereof.

20. LIENS:

(a) Buyer shall not suffer or permit any mechanics' lien, judgment lien or other lien of any nature whatsoever to attach to or he against the property which shall or may be superior to the rights of the Seller.

(b) Each and every contract for repairs or improvements on the premises aforesaid, or any part thereof, shall contain an express, full and

complete waiver and release of any and all lies or claim of lien against the subject premises, and no contract or agreement, oral or written shall be executed by the Buyer for repairs or improvements upon the premises, except if the same shall contain such express waiver or release of lien. For the part of the party contracting, and a copy of each and every such contract shall be promptly delivered to Seller.

21. PERFORMANCE

21, PERFORMANCE.

(a) If Buyer (1) delayits by failing to pay when due any single installment or payment required to be made to Selfer under the terms of this Agreement and we'refault is not cured within ten (10) days of written notice to Buyer, or (2) defaults in the performance of any other covenant or agree sen' hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer (unless the default involves a dangerous, andition which shall be cured forthwith), seller may treat such a default as a breach of this Agreement and Seller shall have any one or not e of the following remedies in addition to all other rights and remedies provided at law or in equity. (b) the lare the either balance due and maintain an action for such amount, (iii) furfeit the Buyer's interest under this Agreement and remains an action for such amount, (iii) furfeit the growth buyer's latiture to surrender not such amount, (iii) furfeit the rights of Buyer to reinstate as provide or in that Act.

(b) As additional security in the event of diclault, Buyer assigns to Seller all unpaid cents, and all rents which accrue thereafter, and in addition to the remedies provided above as door injunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of receiver.

(c) If default is based upon the failure to pay tazes, assistments, insurance, or liens, Seller may elect to make such payments and add the amount to the principal halance due, which amount in seall become immediately due and payable by Buyer to Seller.

Idb Seller may impose and fluyer agrees to pay ... 'at ... harge not exceeding 5" » of any sum due bereinder which Seller elects to accept after the date the sun was due

after the date the sum was one.

(e) Anything contained in subparagraphs (a) through (d) to the contrary notwithstanding, this Agreement shall not be forfeited and determined, if within 20 days after such written notice of dreadt, Buyer tenders to Seller the entire unpaid principal balance of the Purchase Price and accrued interest then outstanding and ores any other detaults of a monetary nature affecting the premises or monetary claims arising from acts or obligations of Buyer under this Agreement.

(a) Buyer or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions of this Agreement, including to delicate or specific performance, in delending any proceeding to which Buyer or Seller is made a party to any legal proceedings as a result of the acts or omissions of the other party.

legal proceedings as a result of the acts or omissions of the other party.

(b) (f) All rights and remedies given to Buyer or Sellici shall be distinct, se arate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless of ectically waived in this Agreeent, (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after in falls due after knowledge of any breach of this agreement by fluyer or Selfer, or after the termination of fluyer's right of possession have pries, or after the service of any notice, or after money after the service of any notice, or after final judgment for possession of the premises slock not reinstate, continue or extend the Agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly valve.

23. NOTICES: All notices required to be given under this Agreement shall be construed to me in notice in writing signed by or on behall of the party giving the same, and the same may be served upon the other party or his agent personally or by certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph or if to the fluyer at the address of the premises. Notice shall be deemed made when mailed or served.

24. ABANDONMENT: Lifteen dass' physical absence by Buyer with any installment being unpaid, or a moval of the substantial portion of Buyer's personal property with installments being paid, and, in either case, reason to helieve Buyer has vocated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premise. It y Buyer, his with event, and in addition to Seller's remedies set forth in paragraph 20, Seller may, but need not, enter upon the premise in made is Buyer's agent to perform necessary decorating and repairs and to re-sell the premises outright or on terms similar to those contained in this Agreement with allowance for then existing marketing conditions. Buyer shall be conclusively deemed to have abandoned any personal property temaning on or about the premises and Buyer's interest therein shall thereby pass under this Agreement as a bill of some or Seller without additional payment by Seller to Buyer.

25. SELLER'S ACCESS: Seller may make or cause to be made reasonable entries upon and inspection of the premises, /are ided that Seller shall give Buyer portice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the premises.

26. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance of the first day of each rice is at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the p.e. eding month based upon a 360 day year, interest for the period from the date of initial closing until the date the first installment is due shall be payable on or before the date of initial closing.

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement, or any interest berein or hereunder our shall the Buyer lease nor sublet the premises, or any part thereof. Any violation or breach or attempted violation or breach of the provisions of this paragraph by Buyer, or any acts inconsistent herewills, shall vest no right, title or interest berein or hereunder, or in the said premises in any such transferee, pledgee, assignee, lessee or sub-lesses, but Seller may, at Seller's option, declare this Agreement null and void and invoke the provisions of this Agreement relating to forfeiture hereof.

28. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance aforesaid Affidavit of Title and a Bill of Sale to the per-28. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance aforesaid Affidavi of Title and a Bill of Safe to the personal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a celeave deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge and release the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyer. The repayment of the prior mortgage shall be supervised and administered by Buyer's mortgage lender, if any Thom top sums part of the prior mortgage to shall receive the carrielled note and a release deed in form satisfactory for recording sums due hereinder from Buyer. The repayment of the prior mortgage shall be supervised and administered by Buyer's mortgage lender, if any. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a rebase deed in form satisfactory for mortgage which, shall be delivered to Buyer. Seller shall give Buyer a credit against the balance of the purchase price for the cost of recording such release. In the event Buyer does not have a mortgage lender, then the delivery of the cancelled note to Seller shall be simultaneous with the delivery of the Oeed from Seller to Buyer, and to facilitate the delivery of documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by the prior reorigage. At the time of delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax then imposed by State in County law on the transfer of title to Buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance.

(a) In the event that nile to the premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed. In such case, the names and addresses of each and every beneficiary of and person with a power to direct the Title Holder is attached hereto and by this reference incorporated herein as I shibit A.

(b) the benchmary or length along than the prison press is the transport to are in the constant shall cumulatively be deemed to jointly and severally have all the light selectifs obligations and liftilities in the collection of persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the tieneficiaries may not under the terms of the Trust Agreement do or perform themselves directly

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing. Seller shall consey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording cost resulting thereby.

- 36, RECORDING: The parties shall record this Agreement or a memorandum thereof at Buyer's expense.
- 31, RIDERS: the provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.
- 32. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.
- 33. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shalf not render any other provision or provisions herein contained unenforceable or invalid.
- 34. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

do or perform any act or agreement with respi 36, NOT BINDING UNTIL SIGNED: A duplicate	e original of this Agreement duly executed by the Seller and his spouse, if any, or if beneficiaries of the trust shall be delivered to the Buyer or his attorney on or before
, 19	; otherwise at the Buyer's option this Agreement shall become null and void and
the earnest name, if any, shall be refunded to	·
. / _	esent and warrant that no real estate brokers were involved in this transaction other than
STARCK AND COMPAN	
and CENTURY 21 WOODFI	ELD
the time of initial closing.	d broker(s) in accordance with a separate agreensent between Seller and said broker(s) at
IN WITNESS OF, the parties here to have hereu	
selene M Sele	wedt Sin whater of
This instrument prepared GUTHRIE	roci 1 to:
105 S. ROSELLE RD.	
SCHAUMBURG. IL SOISS	
STATE OF ILLINOISI	
COUNTY OF COOK	101 May 10
ARLENE M. SCHMIDT	personally known to me to be the same personwhose name
subscribed to the foregoing instrument appear	ared before me this day in person, and acknowledged that signed, sealed and tary act, for the uses and purposes herein set forth
	et.
Given under my hand and official seal, this s	(lay of
	Of the man
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Commission expires 5.6.95	
STATE OF ILLINOIS)	ROSEMARIE SETTANNI
1 55	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/6/95
COUNTY OF	MY COMMISSION EXPINED STORING CONTRACT BREAM D. SC
1, the undersigned, a Notary Public in and fo	or said Choose, in the state addressed, DO HERBY CLR UV do BRIAN D. SC
subscribed to the foregoing instrument appeared	d before me this day in person, and acknowledged thatsign; J. sealed and delivered
THE STATE OF THE S	or the uses and purposes therein set forth.
the said instrument as a free and voluntary act, 10	
	30 day of May 19 91
the said instrument as a free and voluntary act, 10 Given under my hand and official seal, this	day of
	day of May 1991
Given under my hand and official seal, this	" OFFICIAL SEAL Notal Public
Given under my hand and official seal, this	" OFFICIAL SEAL Notal Public ROSEMARIE SETTANNI
Given under my hand and official seal, this	" OFFICIAL SEAL Notal Public ROSEMARIE SETTANNI NOTARY PUBLIC STATE OF ILLINOIS
Given under my hand and official seal, this	" OFFICIAL SEAL Notal Public ROSEMARIE SETTANNI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/6/95
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. 19___.

Given under my hand and notarial seal this....

Commission expires.

_day of _

Notary Public

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UNOFFICIAL COPYZ 0 9

Lot 3131 in Woodland Heights, Unit 7, being a subdivision in Sections 25 and 26, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded in Recorder's Office March 8, 1963 as document 18737476, in Cook County Illinois.

PIN 06-05-104-023

Addressi appropriate Dr., Streamward, IL

Property of Cook County Clark's Office

UNOFFICIAL COPY

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