white units the feether was a re-whating any A. trang of more aniasily

AGREEMENT, made this 10 miceday of June 1 June 1 June 1, 19.91, between LaSalle National Trust, N.A., as Trustee successor torpolate fiduciary to labelle Mexicone Bank Lakeview, formerly takeview Trust and Savings Bank under Trust Agreement dated Harch 13, 1978 and known as Trust , Seller, and No. 24-8596-00 5 not personally Leona M. Sonne WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby

NHUMHING deed, with waiver of homestead, subject to the matters hereinnster specified, the premises situated in the County of Gook and State of 1111019 described as follows:

3-09-684.02

LUTS 14 AND 15 IN BECK'S AUDITION TO LOUAN SQUARE, A SUBOLVISION OF LOTS I TU 6, INC. IN THE SUBOLVISION OF LUT 4 IN RINBELL'S SUBOLVISION OF THE EAST 1/2 OF THE SOUTH WEST I/2 AND THE WEST 1/2 OF THE SOUTH STATE 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE INTRO PRINCIPAL REGIONAN (EXCEPT 25 ACRES IN THE HORTH EAST CORNER? IN COOK COUNTY, HERIDIAN ILLINUIS

Permanent Real Estate Index Number(s): 13-26-312-031

Address(cs) of premises: 3722 West Wrightwood, Chicago, 1111nois

time to time designate in witing, and until such designation at the office of Seller, 701 Harvard, Wilmette, IL

60091

the price of Two Hundred Thirty Three Thousand and 00/100 (\$233,000,00) Dollars in the manner following, to-wice

\$20,000.00, previously paid at earnest money to Inland Real Estate \$45,000.00 at closing by ceriffed or cashiers check \$168,000.00 (plus or minus prorations)

with interest at the rate of 9.07 per cent per an um psyabla nmortized over 60 months on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purch ser on CLOSINS

provided that Purchaser is not then in default under this agreement.

Security deposits,
Recors, 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 19.91. are to be provided from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascer similable, the providing shall be done on the basis of the amount of the most recent ascertainable taxes, plus ten (19%) percent ascertainable taxes, plus ten (19%) percent ascertainable taxes, plus ten (19%) percent.

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 indicioning: (a) general taxes for the year 1990. Installment and subsequent years and all taxes, special assessments and special taxes levier after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (e) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if ar ;; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning falvs and ordinances; (1) roads, highways, streets and alleys, if any;

Seller shall pay the second installment or 1990 real estate taxes when they see me due. Seller

2/2014 MANCH shall pay before account 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 "secontract shall deliver to
Purchaser Stall Makinplicate receipts showing timely payament thereof. With each monthly installment on this contract Purchaser shall deliver to

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 war e Seller may elect to
make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase pice immediately due
and payable to Seller, with interest at 10 ... per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lice prother lies to attach to or be against the province subject to the province

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 universand release of any and all lien or claim or right of lien against the premises and no contract or agreement, or all or written, shall be made by Putel over 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 transferce 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 ar 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

Seller. Seller. Purchaser's 2. Purchaser's expense against loss. Auxiliase shall keep all buildings at any time on the premises insured in sellers 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 pith all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price; and Englishes shall deliver the policies therefor to Ericus Furchaser.

All policies shall insure the interest of the contract Seller.

'Sunkcostall but one of the clauses (a) (b) and (c)

Auth any excess being paid to Purchaser.

Awith any excess being paid to Purchase.

まごじょ 10. If Purchaser fails to pay tiers, a resoments instrumed person and sold because an iddition to the purchase price immediately due and payable to Seller, with interest at the purchase price immediately due and payable to Seller, with interest at the purchase price in the purchase pri

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covernants 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 event of 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. 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 'len'thy 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 'nd 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 judgmente. Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such sy, to notion. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally.

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 pronor as 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 motice or demand by registered mail to Seller at 701 Harvard, Wilmette, 111 no 3 60091

Purchaser at Ossler and Associates, 7035 W. Addison, Chicago, 11 60634, or to the last known address of either party, shall be sufficient service the sof. 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, a faministrators and assigns of the respective parties.

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be conseffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement. bi 4 / 4 | 1 4 / 1 TABLE & PASO POTE !

IN WITNESS WHEREOF, the parties to this agreement have here in 5 set their hands and seals in duplicate, the day and 🖍 year first above written.

Senled and Delivered in the presence of

LaSalle National Trust, N.A., successor trustee to LaSall National Bank, successo trustee to LaSalle Bank (SEAL) Lakeview formerly known as Lake View Trust & Savings Bank, as trustee under grust No. 24-4696/00 & not (SEAL)

Hrust No. -

personally,

Assu-Vica President

(SEAL)

(SEAL)

1931 JUL 16 PM 2:59

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June 10th 1991 RIDER ATTACHED TO AND MADE A PART OF CONTRACT DATED This Contract is executed by LASALLE NATIONAL TRUST, N.A. not personally but as Trustee under Trust No. 24-4696-00 as aforesaid, in the exercise of the power and authority conferred upon and vested in said trustee as such, and it is expressly understood and agreed that nothing in said Contract contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, in said Contract (all such liability, if any, being expressly waived by said purchaser and by every person now or hereafter claiming any right or security thereunder) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said Contract shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no cnotrol over the management thereof or the income therefrom, and has no knowledge respecting rentals, leases or other factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. Trustee does not warrant, indemnify, defend title nor is responsible for any environmental damage.