

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

AGREEMENT, made this 7th day of June, 1992, between
Jacque L. Johnson Bahr 92646830, Seller, and

Carlos Martinez and Teresa Martinez, his wife, 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 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 3 and 4 in Block 6 in Michigan Central Addition, a Subdivision of the Northwest
Quarter of the Southwest Quarter of Section 6 Township 36 North Range 15 East of
the Third Principal Meridian, Cook County, Illinois

Permanent Index Number: 30-06-303-010-0000-011

Address of Premises: 14315 S. Manatee, Burnham, Illinois 60633

and Seller further agrees to furnish to Purchaser on or before June 7, 1992, at Seller's expense,
the following evidence of title to the premises: (a) ~~FORWARD TO THE COUNTY CLERK FOR RECORDING~~
a merchantable abstract of title ~~FORWARD TO THE COUNTY CLERK FOR RECORDING~~
showing merchantable title in Seller on the date hereof, subject only to the matters
specified below in paragraph 1. 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 Seller, 5040 S. Park,
Grove Court, Las Vegas, Nevada 89120

DEPT-01 RECORDING 925.50
T95555 TRAN 4362 09/01/92 11:17:00
#2588 \$ E #92-646830
COOK COUNTY RECORDER

the price of Eighty Seven Thousand Nine Hundred (87,900.00)
Dollars in the manner following, to-wit:

See Attached Rider A.

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 June 7, 1992.

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 1992 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 1992
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;

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 10% 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.

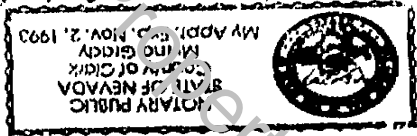
9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the
sum remaining unpaid hereunder, which insurance, 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).

92646830

Received on within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY



STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN TO ME THIS DATE
13, 1992
[Signature]
NOTARY

Witnessing Jacques L Johnson, Paris
[Signature]
Witnessing

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 10% 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 each 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 he 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.

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 cost of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgment of judgment; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given to Seller, 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 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 5040 S. Park Grove Court, Las Vegas, Nevada 89120 or to 14315 Manatee, Burnham, Illinois 60633 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 10 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.

Signed and Delivered in the presence of
[Signature]
(SEAL)
[Signature]
(SEAL)
[Signature]
(SEAL)

UNOFFICIAL COPY

9 2 6 4 6 3 0

RIDER A

Seller acknowledges a down payment by purchaser of Twenty Thousand dollars (\$20,000.00). The remaining \$67,900.00 is payable with interest at the rate of 10% per annum in installments (including principle and interest) as follows:

*copy
1/11/11*

\$59.37 or more on the 7th day of June, 1992 and \$95.87 or more on the **7th** day of each month thereafter until said note is fully paid except that the final payment of principal and interest if not sooner paid, shall be due on the 7th day of May, 2022. If paid after the 7th day, a late penalty of \$30.00 will be assessed against purchaser.

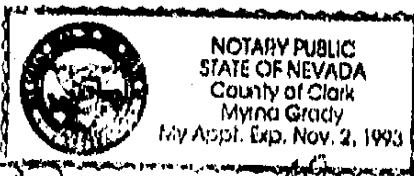
On or after May 31, 1997, the purchaser shall have the right to prepay all or any part of the principal at any time or times with interest to date of payment without penalty. If purchaser wishes to prepay prior to said date, purchaser must pay a penalty of 10% of remaining principal balance at time of payment.

Buyer to pay all insurance premiums on and to keep in effect a Hazard insurance policy naming the Seller as an insured for an amount equal to the remaining balance owed on the purchase price. Buyer to provide Seller with proof of same.

Buyer to provide Seller with proof of payment of Real Estate taxes at least 10 days prior to date that the actual taxes are due.

Carol J. Martinez
Teresa Martinez
PURCHASER

Jacque Johnson Beh
SELLER



Myrna Grady
August 13, 1992

92646830

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Property of Cook County Clerk's Office

John Pelkey
1400 Torrence Rd
CALUMET CITY, ILL
60409