

UNOFFICIAL COPY

THIS MEMORANDUM WITNESSETH, THAT seller, LOUIS POLO, JR + ELAINE POLO + ELAINE POLO

hereby agrees to SELL, and purchaser, MICHAEL S. MARTINEZ + TAMMY M. MARTINEZ agrees to PURCHASE, at the price of #132,000.00

the following described real estate, situated in COOK County, Illinois:

LOT 11 IN FRANK NOWAK'S SUBDIVISION OF BLOCK 26 IN OGDEN AND OTHERS SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 11 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-19-232-030-0000  
Address(es) of real estate: 3632 N. ASHLAND AVE. CHICAGO, IL 60657

Subject to: (1) existing lease, expiring NONE  
the purchaser to be entitled to the rents, if any, from the time of delivery of Deed; (2) all taxes and assessments levied after the year 1991; (3) any unpaid special taxes or assessments, levied for improvements not yet made; also subject to:

DEPT-01 RECORDING \$23.50  
T9111 TRAN 6302 09/14/92 11:44:00  
#4587 + A \* -92-677970  
COOK COUNTY RECORDER  
92677970

Purchaser has paid TEN Dollars, as earnest money, to be applied on said purchase when consummated, and agrees to pay after the title has been examined and found good, the further sum of #131,990.00

at the office of \_\_\_\_\_, provided a good and sufficient \_\_\_\_\_ recordable Warranty Deed, conveying to purchaser a good title to said premises with waiver and conveyance of any and all estates of homestead therein and all rights of dower, inchoate or otherwise, (subject as aforesaid), shall then be ready for delivery. The balance to be paid as follows:

with interest \_\_\_\_\_ at the rate of \_\_\_\_\_ per cent per annum, payable semi-annually, to be secured by notes and mortgage, or trust deed, of even date herewith, on said premises, in the form \_\_\_\_\_ Seller shall furnish within a reasonable time a certificate of title issued by the Registrar of Titles of \_\_\_\_\_ County or a complete merchantable abstract of title, or a merchantable copy, brought down to date, or a merchantable title insurance policy (or commitment) of \_\_\_\_\_ brought down to date. In case the title upon examination, is found materially defective, within ten days after said abstract, certificate of title or title insurance policy (or commitment) is furnished, then, unless the material defects be cured within sixty days after written notice thereof, the said earnest money shall be refunded and this contract is to become inoperative.

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.

Should purchaser fail to perform this contract promptly on his part, at the time and in the manner herein specified, the earnest money paid as above shall, at the option of seller, be forfeited as liquidated damages, and this contract shall be and become null and void. Time is of the essence of this contract, and of all the conditions thereof.

This contract and the said earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties hereto.

In testimony whereof, said parties hereto set their hands, this 10TH day of SEPTEMBER, 1992

Michael S. Martinez (SEAL)  
Tammy M. Martinez (SEAL)

Louis Polo, Jr. (SEAL)  
Elaine Polo (SEAL)

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Property of Cook County Clerk's Office



MICHAEL S. MARTINEZ  
3727 N. HERMITAGE  
CHICAGO, IL 60613

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