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RIDER # 1 9 2 7 1 5 2 9 0
AGREEMENT

This rider is attached to and made a part of a certain Installment Agreement for Warranty Deed dated April 31, 1992 between the Seller, LAWRENCE K. SPINO, (Spino Enterprises, Inc.) and Purchaser, ARTHUR THOMAS.

PROPERTY ADDRESS: 8940 S. Loomis, Chicago, Illinois 60620
SELLER: LAWRENCE K. SPINO (Spino Enterprises, Inc.)
BUYER: ARTHUR THOMAS

This is to confirm that notwithstanding any provisions to the contrary contained in the above-mentioned Installment Agreement for Warranty Deed, in addition to the \$591.05 monthly payment, Buyer shall pay to Seller an additional \$200.00 per month to satisfy the remaining balance due of \$3,000.00 on the total downpayment of \$6,000.00 due herein. The additional \$200.00 payment shall likewise began on July 1, 1992 and shall terminate on October 1, 1992. Also, after the buyer has paid an amount equal to $\frac{1}{2}$ of the purchase price pursuant to said Installment Agreement, the Seller shall grant to the Buyer a Warranty Deed, and in exchange, the Buyer shall deliver to Seller his promissory note for the balance then remaining due and payable, secured by a Purchase Money Mortgage for the balance of the purchase price and Buyer shall continue regular monthly payments pursuant to said contract for the balance of the term to July 1, 2007. With respect to said Installment Agreement and Purchase Money Mortgage, there shall be no prepayment penalty in connection therewith, and Buyer shall receive, in the event of prepayment, the appropriate interest rebate within 30 days of said prepayment. This agreement shall be binding upon and inure to the benefit of the heirs, assigns, executors, or successors in interest of the parties herein.

DATED: 7/13/92

DATED: 6-5-92

Lawrence K. Spino
SELLER
Arthur Thomas
BUYER

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02/28/2018

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9 2 7 1 3 2 9 0
RIDER # 2

GENERAL TAX and INSURANCE PAYMENTS

This rider is attached to and made a part of a certain Installment Agreement for Warranty Deed dated June 5, 1992, between the Seller, LAWRENCE K. SPINO, (Spino Enterprises, Inc.) and Purchaser, ARTHUR THOMAS.

PROPERTY ADDRESS: 8940 S. Loomis, Chicago, Illinois 60620
SELLER: LAWRENCE K. SPINO (Spino Enterprises, Inc.)
BUYER: ARTHUR THOMAS

This is to confirm that notwithstanding any provisions to the contrary contained in the above-mentioned Installment Agreement for Warranty Deed, in addition to the monthly payments pursuant to the above-mentioned Installment Agreement for Warranty Deed and Rider #1 attached thereto, Buyer shall include in the monthly payments due thereunder an amount equal to 1/12th of the general annual taxes, insurance, and special assessments.

Seller shall provide proof of timely payment of taxes and insurance to Buyer within 10 days of the due date of said payments. If Seller fails to pay taxes, assessments or insurance premium, Buyer may elect to pay such items and any amount so paid shall be allowed as a credit to payments which Buyer is obligated to pay to Seller pursuant to the above-mentioned Installment Agreement for Warranty Deed. This Agreement shall be binding upon and inure to the benefit of the heirs, assigns, executors, or successors in interest of the parties herein.

DATED: 7-13-92

DATED: 7-7-92

Lawrence K. Spino
SELLER
Arthur Thomas
BUYER

92715290

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11/22/2018