





THIS RIDER IS HEREBY MADE A PART OF THE INSTALLMENT AGREEMENT FOR WARRANTY DEED FOR THE SALE OF REAL ESTATE LOCATED AT 3343-45 N. HARDING AVENUE, CHICAGO, ILLINOIS 60618.

THE TERMS AND CONDITIONS OF THIS RIDER SHALL GOVERN OVER THE PROVISIONS OF THE ABOVE DESCRIBED INSTALLMENT AGREEMENT FOR WARRANTY DEED ATTACHED HERETO AND MADE A PART HEREOF.

22. Terms of Payment: The purchase price of \$200,000.00 shall be paid as follows:

- a) Earnest Money of \$5,000.00;
- b) \$20,000.00 at closing;
- c) The balance of \$175,000.00 payable \$1,408.10 a month, including interest of eight percent (8%), commencing October 28, 1992 and on the 1st day of every month thereafter until fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due September 28, 1997.

23. Default of Purchasers:

In the event the Purchasers are in default in making any of the aforesaid payments or shall fail to make any of the payments for taxes and insurance, or Purchasers shall be in default of any other covenant or condition contained herein, and such default shall continue for a period of thirty (30) days, at Seller's option, and upon Seller giving Purchasers five (5) days' written notice setting forth the nature of the default, and if at the expiration of the five (5) days the Purchasers shall then fail to cure said default, the Seller shall have the right to forfeit and terminate the within Agreement and retain all payments made by Purchasers as liquidated damages. The Seller shall have the further right to re-enter and take possession of the premises.

24. Default by Seller:

In the event the Seller shall be unable to convey title to the premises pursuant to the terms of this Agreement, the Purchasers shall, at their election, have the right to accept such title as the Seller is able to convey, without any claim on the parts of the Purchasers for abatement of defects or objections; or the Purchasers shall have the right to rescind this Agreement and upon such rescission, the Purchasers shall be entitled to a return of the amounts paid prior to and at the execution of this Agreement, plus all payments made thereafter to date of rescission.

24. A. Seller has furnished survey and bill of sale for personal property to Buyers.

R I D E R

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25. Real Estate Taxes:

Seller shall pay all 1991 taxes when due. Taxes for 1992 to date of possession will be prorated on receipt of the bill for second installment.

26. Pre-Payment Privilege:

The parties agree that the Purchasers shall have the right to pre-pay any and all amounts due hereunder at any time, without penalty.

27. Recording and Issuance of Title Policy:

Seller has furnished a title report to Purchasers in the amount of the Installment Contract. Purchasers may, at their expense, record their copy of the Installment Agreement and request the issuance of a title policy. Future title reports are at Purchasers' expense. Revenue stamps will be paid by respective parties at the time the deed is delivered.

DATED: September 29, 1992.

SELLER:

PURCHASERS:

John L. Mostek

Imaine n. Peres

Raymond S. Mostek

J. Luis G. Peres

TRUSTEES UNDER  
BRENNE MOSTEK  
LIVING TRUST dated  
Jan. 2, 1991

92732552

Notary Public  
Charles L. [unclear]  
[unclear]

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

\_\_\_\_\_  
Clerk of Cook County, Illinois

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