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## ARTICLES OF AGREEMENT FOR DEED

*AS JOINT TENANTS*

I, BUYER, SALVADOR PEDROZA & IMELDA PEDROZA, his wife Address 2456 SOUTH HAMLIN, CHICAGO,

COOK County, State of ILLINOIS agrees to purchase, and SELLER,

JOSEPH KOHOUT JR. Address 6448 SOUTH KOLIN, CHICAGO,

COOK County, State of ILLINOIS agrees to sell to Buyer at the PURCHASE PRICE of EIGHTY THOUSAND

DOLLARS \$80,000.00 the PROPERTY commonly known as 6448 SOUTH KOLIN, 2456 S. Hamlin  
CHICAGO, ILLINOIS and to be described as follows:

LOT 19 IN THE SUBDIVISION OF BLOCK 8 IN S. J. GLOVER'S ADDITION TO CHICAGO, BEING A  
SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF  
THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS

Hereinafter referred to as "the premises"

*16-26-113-038 and 574*

together with all

*1133941 10/11  
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17. TAXES AND PAYMENTS: The Seller shall immediately pay to the Buyer the amount of any taxes and payments... (The text is mirrored and difficult to read due to the watermark.)

18. ASSIGNMENT: The Seller shall have the right to assign this Agreement to any third party... (The text is mirrored and difficult to read due to the watermark.)

19. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the Seller and the Buyer... (The text is mirrored and difficult to read due to the watermark.)

20. GOVERNING LAW: This Agreement shall be governed by the laws of the State of New York... (The text is mirrored and difficult to read due to the watermark.)

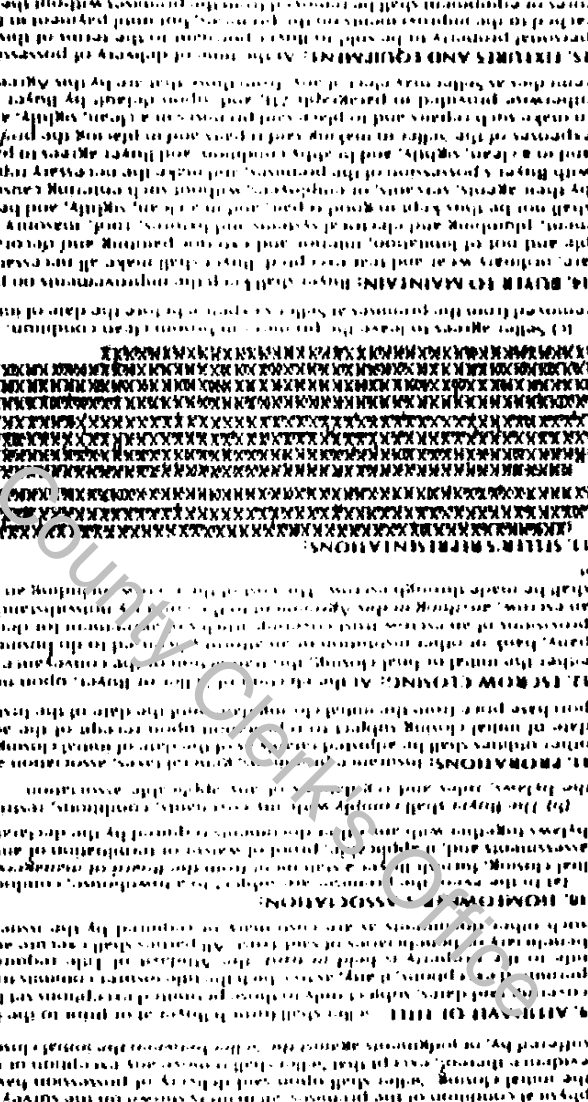
21. FORCE MAJEURE: In the event of a force majeure event, the Seller shall not be liable for any delay... (The text is mirrored and difficult to read due to the watermark.)

22. NOTICES: All notices shall be in writing and delivered to the Seller at the address set forth... (The text is mirrored and difficult to read due to the watermark.)

23. ASSIGNMENT: The Seller shall have the right to assign this Agreement to any third party... (The text is mirrored and difficult to read due to the watermark.)

24. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the Seller and the Buyer... (The text is mirrored and difficult to read due to the watermark.)

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(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If, at the time of recording of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording costs resulting thereby.

30. RECORDING: The parties shall record this Agreement in a memorandum thereof at Buyer's expense.

31. REFERENCES: The provisions contained in any notes attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

32. CAPTIONS AND PUNCTUATIONS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

33. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

34. BINDING ON OTHERS, TIME OF ESSECE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

35. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and each of them shall be fully authorized the other or others of the same designation as his or her attorney-in-fact to do, perform and act in agreement with respect to this Agreement or the premises.

36. NOT BINDING UNLESS SIGNED: A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by and through and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before the earliest time if any shall be a book of the Buyer.

37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than

NONE

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of final closing.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

SELLER: Joseph Kohout Jr

BUYER: Salvador Pedroza  
Imelda Pedroza

This instrument prepared by **+ MAIL TO:**

DAVID M. SVEC  
6504 CERBAR ROAD, BIRWYN IL 60402-2367  
708/788-1200

STATE OF ILLINOIS  
COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH KOHOUT JR personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of December, 1992.

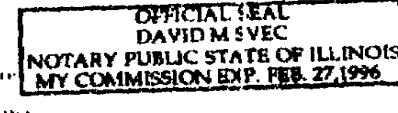


David M. Svec  
Notary Public

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SALVADOR PEDROZA and IMELDA PEDROZA, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of December, 1992.



David M. Svec  
Notary Public

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_ Vice President of \_\_\_\_\_ and \_\_\_\_\_ Secretary of said corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such \_\_\_\_\_ Vice President and \_\_\_\_\_ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_ Secretary then and there acknowledged that he, as custodian of the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

Commission expires \_\_\_\_\_ Notary Public



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