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(ILLINOIS)	CAUTICA Core II sawy a wilang man mga wana niya makan north	r calling ou willing upon a sharing Mailthea In this felt work with a sharing	te publisher ny sin seller of this form as yor magaziona particulal purpose	
AGREEMENT, ma	and the second s			, 19 ⁹² , between
			v., Chicago, Il. 5	
BERNICE LEFT	PRIDGE, 5024 S.	Aberdeen Av., C	chicago, Il. 60609	Purchaser:
WITNESSETH, that covenants and agrees to	if Purchaser shall first mak convey to Purchaser in fe	te the payments and perfore simple by Seller's st	rm Purchaser's covenams hereu amped r specified, the premises situat	inder, Seller hereby recordable
COOK	id State of _Illinois	described as follows.	: ·	•
Lot 10 in th	ie Subdivision o	f Lots 1 to 16	inclusive and Lots	. 24 to
46 inclusive	in Block l of	Leech's Subdivi	sion of the West 1	V acres . A Townehi
of the South	1 20 acres of th	le west nair or	the NEW of Section	Cook Count
Ju North, Ka	inge 14, bast of Tommoniv known a	s 5016 S. Aberd	cipal Meridian, in een Av., Chicago,	11.
				ー クフ
Permanent Real Estate	Index Number(s):20	0-08-215-030-000	10	×/
Address(es) of premise	5016 So. Abe	rdeen Avenue, C	hicago, Illinois	ngan telahan a melap sahagapangan bagai kaca a sa
Chicago Title Ningia XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	TOSTRANCE CO. TOSTRANCE CO. Tranh And Purchaser he	ж коча коживозем дор , merchantable title in Se greby covenants and agree:	ce policy in the amount of the	only to the matters as Seller may from
6122 South F	airfield Avenue	, Chicago, Illi	nois 60629	a a familia da la la la companione de elec-
he price of \$20,000 Dollars in the manner to			Dollars) der for the terms	
payment.	366	O _A		į,

мій японек пін перед кухуху за правод продости на продести на продости на продести на продости на прости на продости на прости на продости на продости на прости на продости на продости

the /8 day of November, Possession of the premises shall be delivered to Purchaser on

provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are soft adjusted pro-rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 19 92 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertain the, 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 at expectation 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; (a) building, building line and use or overlance restrictions, conditions and covariants of report that their fine and taxes are the self-shall be and taxes. occupancy restrictions, conditions and coverants of record, and building and zoning laws and ordinances: (f) roads, highways, streets and alleys, if any;

2. Purchaser shall pay before accroal of any penalty any and all taxes and installments of special in sessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and I in cluster 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 neit er suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste and er may elect to make such repairs or chiminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Soller, with interest at ... 7% per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lieu or other lieu 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, or all or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of fien 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 assignce 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.

. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall yest 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 berein 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.

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 foss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

10. If Purchaser fails to pay takes as essimples, insurance premiums or any other tens which Purchaser is obligated to pay hereunder. Seller may elect to pay with tems and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at ______ 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 such 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 be 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 tinished or untinished, 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 hireby irrevocably constitutes any attorney of any court of record, in Perchaser'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 costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments: Torchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or zeron. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally. 17. If there be more than one perion 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 6122 South Fairfield Ave. e, Chicago, Illinois 60629 or to or to the last known address 5016 S. Aberdeen A., Chicago, II. Purchaser at of either party, shall be sufficient service thereof. 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, a ministrators and assigns of the respective parties. 20. Seller warrants to Purchaser that no notice from any any 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. See attached Figer for more provisions of contract. IN WITNESS WHEREOF, the parties to this agreement have herey at set their hands and seals in duplicate, the day and year first above written. Sealed and Delivered in the presence of (SEAL) (SEAL) RECORDER RETURN TO: KENNETH J. PUTLAK 4718 South Pulaski Road Chicago, Illinois 60632 92375062 WAS BY KENNETH PREPARED CONTRACT S. PULASKI ROAP. CHICAGO, 16. 60632 Received on within Agreement the following sums PRINCIPAL INTEREST

Buyer Algerial X Server Active of the server of the server

The balance of 12,000.00 (twelve thousand & 00/100) shall bear interest at the rate of 10% from the date when this contract is signed. The interest rate of 10% per annum shall be computed on the unpaid balance outstanding from time to time. The first requist monthly payment on this loan shall be paid on January 1, 1993 in the amount of \$500.00 and the buyer shall pay \$500.00 on the first day of each and every month thereafter until this loan is paid in full. The aforementioned monthly payments of \$500.00 on is paid in full. The aforementioned monthly payments of \$500.00 is paid in full.

escrow money held by Kenneth J. Putlak shall be paid to the seller. of the contract have been fulfilled. The balance of the \$8,000.00 authorization from the seller and buyer indicating that the terms and which deed shall be delivered to the buyer upon the written pnyer which deed shall be held in escrew by Kenneth J. Putlak Seller shall sign, a Warranty Deed to the real estate tax bill. Seller shall give the buyer credit to, seller's share of the long if she desires to record this contract with the Recorder of Deeds. The buyer shall pay \$32.00 to the County Recorder of Deeds commitment of title from the Chisago Title Insurance Company. The biyer shall then pay \$335.00 for the and State transfer tax. the seller shall give the buyer a credit of \$30.00 for the County December, 16, 1992, the initial closing shall occur at which time When a clear title is shown in the seller, approximately,

As soon as possible thereafter, the seller shall obtain a commitment for title insurance from the Chicago Title Insurance Company and cause a copy of same to be sent to buyer before December 9, 1992.

the attorney for the seller, as escrowee, on the date that the contract is atgned. The buyer shall be entitled to physical signed provided that adequate fire insurance is provided for the seller herein

Avenue, Chicado, Illinois is \$20,000.00. With Kenneth J. Putlak,

1. The setting price of the premise at 5016 So. Aberdeen

main body of this contract.

This is a Rider to the Contract dated the day of November, Avenue, Chicago, Illinois from Jeanne Cajkowski to Rernice Lettridge which Rider was entered into simultaneously with the Lettridge which Rider was entered into simultaneously with the

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Proberty or Coot County Clerk's Office

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Buyer Suddenly

X John Mary John Min

Dated the day of November, 1992 at Chicago, Illinois.

When the deed is delivered to the buyer, the buyer agrees to pay for the cransfer tax which may be imposed by the City of Deeds of Cook Couhty. Presently, the City of Chicago tax is 4150.00 and the cost of per thousand dollars of consideration or 4150.00 and the cost of per thousand dollars of consideration or 4150.00 and the cost of recording the deed with the Recorder of Deeds is 420.50.

the biemises sold herein and the seller herein shall be named so an additional insured.

The buyer shall have the right to prepay this loan at any time, however, if the loan is prepaid after March 1, 1993, interest as previously stated shall be charged.

waived.

In the event that the purchaser (buyer) pays off the entire balance due on this loan on or before March, 1, 1993, all interest from the date when the balance due is paid on or before March, 1, 1993 shall be

principal and interest shall occur on DECEMBER 1, 1993. The intent of the buyer and seller that the final payment of

Property of Cook County Clerk's Office

CHICAGO, 1L. 60632.
CHICAGO, 1L. 60632.