

# UNOFFICIAL COPY

PRINTING THIS DOCUMENT  
AND COPIES ARE NOT VALID ORIGINAL SIGNATURES.

92101707



## STANDARD REAL ESTATE SALE CONTRACT



Date July 24, 1991

1. Purchaser, MEZELLE E. MEANS
2. Address 4242 N. SHERIDAN APT 505 State 60613 IL, agrees to purchase, and
3. Seller, ERIC WHITE OR ESTATE OF GEORGE WHITE
4. Address 1827 S. 21ST, MAYWOOD State IL 60153 agrees to sell to Purchaser
5. Property situated in COOK County, IL and commonly known as 1827 S. 21ST, MAYWOOD
6. at the price of \$ 58,000.00 (which shall be paid in cash, by cashiers check, certified check, savings and loan check or title insurance company check)
7. Type of property, RESIDENTIAL - SINGLE FAMILY
9. LEGAL DESCRIPTION (either party has the right to insert at a later date)
10. (hereinafter referred to as "the premises")
11. with approximate lot dimensions of PER SURVEY together with all improvements and fixtures, if any, now on
12. the premises including but not limited to: all central heating, plumbing and electrical systems and equipment, the hot water heater, central cooling,
13. humidifying and dehumidifying equipment, fixed carpeting, built-in kitchen appliances, equipment and cabinets, water softener (except rental units), existing
14. storm and screen windows and doors, drapery hardware and curtain hardware, existing window shades and venetian blinds, attached shutters, awnings,
15. shaving, mirrors, fireplace door and screen, roof or attic TV antenna, all planted vegetation, garage door openers and car units, and the follow-
16. ing items of personal property: KST STOVE, K REFRIGERATOR, DRAPES 4th floor/bedroom
- 17.
18. All of the foregoing items shall be left on the premises, are included in the sale price, and shall be conveyed to the Purchaser by a Bill of Sale at the
19. time of closing
20. 2. THE EARNEST MONEY: Purchaser has Paid \$ 1,000.00 by certified check due 48 hrs after (and wife)
21. pay within 5 days the additional sum of \$ 0
22. price and/or payment incurred on behalf of Seller. The earnest money shall be held by the Listing Broker for the mutual benefit of the
23. parties.
24. 3. MORTGAGE CONTINGENCY: This Contract is subject to the condition that Purchaser procure or have made available to him by (Date)
25. 30 a commitment for a (TYPE OF LOAN) FHA loan to be secured by a mortgage or
26. trust deed on the premises in the amount of \$ MAX FHA MIP or such lesser sum as Purchaser accepts, with interest not to ex-
27. ceed 10 % per annum, in arrear and principal payable over a period of 30 years or such lesser
28. term as Purchaser accepts with loan commission fees or origination fees not to exceed 3% of the loan plus the rea-
29. sonable and usual application fees and costs. Seller shall allow inspections of the premises and furnish any pertinent information
30. required by Purchaser's financing agency in reference to making the loan commitment. If after Purchaser has submitted a written loan ap-
31. plication and otherwise has made every reasonable effort to procure such commitment and has been unable to do so, he shall serve writ-
32. ten notice thereof upon Seller or his agent within the time specified herein for procuring said commitment for a loan. IF SELLER IS NOT SO
33. NOTICED IT SHALL BE CONCLUSIVELY PRESUMED THAT PURCHASER HAS SECURED SUCH COMMITMENT OR WILL
34. PURCHASE SAID PROPERTY WITHOUT MORTGAGE FINANCING AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EF-
35. FECT AND THIS PARAGRAPH SHALL BE VOID. If Seller is so notified, Seller may, within an equal number of additional days secure a
36. mortgage commitment for Purchaser upon the same terms, and said commitment may be given by Seller as well as a third party. In
37. such event, Purchaser shall furnish to Seller all requested credit information, and all customary papers relating to the application
38. and securing of such commitment. If Purchaser notified Seller as above provided, and neither Purchaser or Seller secured such com-
39. mitment as above provided, this contract shall be null and void and all earnest money shall be returned to Purchaser.
40. 4. THE CLOSING DATE: Closing shall be on August 31, 1991 or within 5 days after
41. notice that financing has been procured if paragraph is operative or, if not, within 5 days after the date is extended by reason of para-
42. graph 10, (whichever date is later) at GREATER II TITLE & WEBSIDE or at the site selected by Purchaser's lending
43. institution, if any.
44. 5. POSSESSION: Seller is to vacate, surrender and deliver possession to Purchaser at closing on or before days
45. from date of closing (Strike one). Seller shall pay \$ N/A per day FROM THE DATE OF CLOSING UNTIL THE
46. DATE OF SURRENDER OF POSSESSION.
47. 6. POSSESSION ESCROW: At time of closing, Seller shall deposit with N/A
48. Escrowee the sum of \$ N/A to guarantee that possession of the premises will be delivered to Purchaser on or be-
49. fore the date specified above. If possession is not so delivered to the Purchaser on or before the date specified above, the Escrowee shall
50. pay the entire possession escrow to the Purchaser as liquidated damages. If possession is delivered to Purchaser on or before the date
51. specified above, Escrowee shall pay the escrow deposit to the Seller. Any payment hereunder to the Purchaser shall not
52. prejudice his right to take action at law to secure possession of the premises. Possession shall be deemed given when Seller has
53. vacated the premises and delivered the keys to the Purchaser or to the Broker(s) during Broker's usual office hours.
54. 7. THE DEED: Seller shall convey or cause to be conveyed to Purchaser (in joint tenancy) or Purchaser's nominee, by a recordable
55. stamped warranty deed with release of homestead rights, or Trustee's Deed, if applicable, good title to the premises subject only to the
56. following permitted exceptions none of which shall impair the use of the property: (a) General real estate taxes not due and payable a
57. time of closing; (b) Special Assessments, confirmed after this Contract date; (c) Building, building line and use or occupancy restric-
58. tions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Public and Utility easements, if any; (f) existing leases and
59. tenancies, if any, shown on Rider 16 attached; (g) if the property is other than a detached, single-family home, party walls, part-
60. wall rights and agreements, terms, provisions, covenants, and conditions of the Declaration of Condominium, if any, and all amend-
61. ments thereto; Any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; (h)
62. easements and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the
63. date of closing; (i) unpaid assessments and mortgages, private easements or other encumbrances, if any, as follows:
- 64.
65. 8. COMMISSION: Seller agrees to pay a brokerage commission to 1% TO HILLSIDE REALTY
- 66.
67. Listing Broker in the amount as agreed per Listing Agreement.
- 68.
69. 9. OTHER RIDER(S), TERMS AND CONDITIONS: This Contract is subject to the terms and conditions set forth on the reverse side hereof
70. which are expressly understood to be part of the Contract, and also RIDER(S) numbered FHA 9 & FHA 1
71. which are hereby incorporated by reference and expressly made a part of this Contract.
72. THE PRINTED MATTER OF THIS CONTRACT HAS BEEN PREPARED UNDER THE SUPERVISION OF THE WEST SUBURBAN ASSOCI-
73. ATION OF REALTORS. HOWEVER, THE PARTIES ARE CAUTIONED THAT THIS IS A LEGALLY BINDING CONTRACT. IF THE TERMS ARE
74. NOT UNDERSTOOD PLEASE SEEK LEGAL COUNSEL BEFORE SIGNING. IF PURCHASER ACKNOWLEDGES AND UNDERSTAN-
75. DS THAT THE BROKERS REFERRED TO IN THIS CONTRACT ARE THE AGENTS OF THE SELLER AND AS SUCH SHALL BE COMPE-
76. SATED BY THE SELLER.
77. PURCHASER Mezelle Means SOCIAL SECURITY NUMBER 344-W-2130
78. PURCHASER \_\_\_\_\_ SOCIAL SECURITY NUMBER \_\_\_\_\_
79. I/WE ACCEPT THIS OFFER AND AGREE TO PERFORM AND CONVEY OR CAUSE TO BE CONVEYED GOOD TITLE ACCORDING TO THE TER-
80. MS OF THIS CONTRACT.
81. DATE OF ACCEPTANCE Eric White 7-26-91
82. SELLER Eric White SOCIAL SECURITY NUMBER 318-74-6749
83. SELLER \_\_\_\_\_ SOCIAL SECURITY NUMBER \_\_\_\_\_

92101707

2350

# UNOFFICIAL COPY



Mozelle Means  
4242 N. Sheridan #575  
Chicago IL 60613

Lot 34 (except the South 1/2 of thereof) in the Third Addition to Broadview Estate in the West 1/2 of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No.: 15-15-304-008

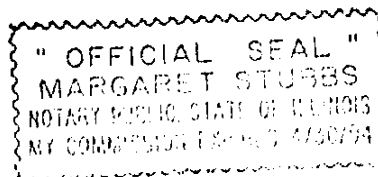
Address of Property: 1827 S. 21st., Maywood, IL 60153

State of Illinois )  
County of Cook ) ss.

The undersigned MOZELLE E. MEANS hereby attests that the attached copy of the contract to purchase 1827 S. 21st., Maywood, Illinois is a true copy of the contract executed by her and the seller of said real estate on July 26, 1991.

*Mozelle Means*  
MOZELLE E. MEANS

Subscribed and sworn to before me this 13th day of Feb, 1992.



*Margaret Stubb*  
NOTARY PUBLIC