

UNOFFICIAL COPY

Articles of Agreement 92146549

Made this 11th day of July, 1991, between
Trueannle Lenox Williams, Administrator of the Estate of Eleazar J. Lenox, Seller, and
89 P 675 Doc. 957 Page 127
L.W. Metcalf, 200 North California Avenue, Chicago, Illinois, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois:

Lot 25 and 27 In Graydon and Lawson's Subdivision of Block 15 In Davis South Lee and Others Subdivision of the South West 1/4 of Section 12, Township 39, Range 13 East of the Third Principal Meridian In Cook County, Illinois.

92146549

DEPT-01 RECORDING 23.50
T4444 TRAH 4600 03/06/92 11:29:00
48589 4 D * 92-146549
COOK COUNTY RECORDER

Permanent Real Estate Index Numbers: 16-12-316-025-0000

Address(es) of real estate: 200-210 North California Avenue

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Thirty Eight Thousand (\$38,000.00) Dollars in the manner following: The sum of Four Thousand (\$4,000.00) has been paid, the receipt of which is acknowledged and the balance of \$34,000.00 shall be paid in monthly installments of Fourteen Hundred and Sixteen Dollars and Sixty Seven Cents (\$1,416.67) Dollars or more including interest of Six Percent (6%), said payments to begin August 1, 1991 plus 1/12 of the real estate taxes and 1/12 of fire and extended insurance coverage each month.

with interest at the rate of 6 per centum per annum payable monthly annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 1991. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, 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.

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, administrators and assigns of the respective parties.

The purchaser accepts this agreement and assumes responsibility for existing building code violations and buys in an "as is" condition and subject to Case Number 86 MI 403394., City of Chicago v. Rev. Eleazar Lenox.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

Thousante Bair

Trueannle Lenox Williams

L.W. Metcalf

(SEAL.)
(SEAL.)

2350

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MAR 10 11:20 AM
120 W MADISON ST. SUITE 600
CHICAGO IL 60620

Received on the within Agreement
the following sums

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the following sums

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the following sums

Received on the within Agreement
the following sums

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