"THE CHANTINGS OF THE PARTIES IN THE HELD DESCRIPTION OF CONTRACT OF THE BOSONIANT OF STATEMENT OF THE STATE

(ILLINOIS)	A) B) P) ( b) (f) ra h in (f)	Gutt i terr toi rant dittespection	ne i un por actory c Onneta anche in	elle Bre Cons - N. anis ig de re <mark>shelle</mark> me Nem	other or the man the series of a property or the marter at particular	Pics (53) : p <del>rofessor</del> d
AGREEMENT, made th	is 20	day of	March			

140-290-748

Claudia Semeniuk Conlon

, 1991 , between

Victoria Kendall

, Seller, and

, Purchaser: WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's 

Lot 2 in Block 9 in Village of Park Forest Area 1, a subdivision of part of the northwest 4 of the northwest 4 of section 30, Township 35 north, range 14 east of the 3rd principal meridan, lying south of the south right of the way line of the EJGE Railroad.

93499635

Permanent Real Estate Index Number(s):	AND THE PROPERTY OF THE PROPER
Address(es) of premises: 8 Apache St. Park F	orest, IL 60466
the following evid nee of title to the premises: (a) Owner (b) ce	final closing date 19 , at Seller's expense, is title insurance policy in the amount of the price, issued by retificate of title issued by the Registrar of Titles of Cook County,
Illinois, (c) merchantative a stract of title*, showing merchan specified below in paragraph. And Purchaser hereby coven time to time designate in writing, and until such designation a	table title in Seller on the date hereof, subject only to the matters and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and units such designation a	The once of
Ox	sellers_atdernov_recording \$23.50 T#6666 TRAN 5949 06/30/93 12:02:00 +4859 \$ *-93-499435
the price of \$48,885. Dollars in the manner following, to-wit:	. COOK COUNTY RECORDER
\$2000. downpaym	ent with an additional \$1885 on or before
May 1, 1991. Balance by Articles of Agr on 25 year amortization with 5 year call seller agrees to pay from monthly paymen	, and subject to mortgage of record which
with interest at the rate of 11% per cent per annum pay on the whole sum remaining from time to time unpaid.	able monthly at \$520.00 per month
Possession of the premises shall be delivered to Purchase co	closing

....., provided that Purchaser is not then in default under this agreement. Rents, water taxes, insurance premiums and other similar items rice to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 1) are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, 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 foil, wing: (a) general taxes for the year 1991 pro-rat and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of oil persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning law (and ordinances; (f) roads, highways, streets and alleys, if any;

(A) Buyer agrees to accept any mortgage Seller can arrange for the balance due.

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser 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 keep a grauffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste. Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at \_\_\_\_\_ per cent per annum until paid.

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

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 assignee 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.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest 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 herein 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 heteto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Porchaser'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 loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller. payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

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n which Purchaser is obligated to pay If Purchaser fails to pay t hers ader, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at the per cent per annum until paid. 11. In case of the failure of Purchaser to make any of the payments, or any part thereot, or perform any of Purchaser's coverants 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 hereot, 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 Japse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, 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 lees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchasor on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and torm 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 righ, or forfeiture, or any other right herein given. 16. Purchaser hereby inevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covernants and agreements berein, to enter Purchaser's appearance in any court of record, waive process and service thereof and coats a judgment against Parchaser in Involvol Seller, or Seller's assigns, for such sum as may be due, together with the costs of such side, including reasonable attorney's lees, and to waive affectors and right of appeal from such judgment or judgments; Purcha or hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. 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 person 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. ANE NOS OSIGIAMAL SIGNATURES," 18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at Purchaser at , or to the last known address of either party, shall be sufficient service thereof. Any no ice 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, administ ato's and assigns of the respective parties. 20. 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. 21. If any provision of this agreement shall be prohibited by or five tid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidation or affecting the remainder of such provision or the remaining provisions of this agreement. IN WITNESS WHEREOF, the parties to this agreement have hereunto so their hands and scals in duplicate, the day and year first above written. Scaled and Delivered in the presence of (SEAL) Received on within Agreement RECEIVED the following sums

PHINCIPAL

INTEREST

3446

GEORGE E. COLE LEGAL FORMS

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