

UNOFFICIAL COPY

AGREEMENT, made this 31st day of December, 1992, between

DANIEL BLAKESLEE & JUDITH BLAKESLEE, both Divorced and not remarried, Seller, and
LA SALLE NATIONAL TRUST, N.A., not personally, but as Trustee under a trust
agreement dated December 8, 1992 and known as Trust 117598, 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 stamped recordable
warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of
Cook and State of Illinois described as follows:

Lot 4 of Block 3 of Provident Mutual Land Association, a Subdivision
of the Blocks 7-12-28-33-54-59 of the Village of Winnetka Subdivision
of the West 1/4 of Section 20, Township 42 North, Range 13 East
of the Third Principal Meridian in Cook County, Illinois***

Address of Property: 934-36 Spruce St., Winnetka, Illinois

P.I.N. 05-20-205-012-0000

and Seller further agrees to furnish to Purchaser on or before December, 1992, at Seller's expense,
the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by
Illinois, (c) merchantable abstract of title*, showing merchantable title in Seller on the date hereof, subject only to the matters
specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and until such designation at the office of _____

the price of \$280,000.00 with \$18,000.00 payable at closing and the balance of \$252,000
Dollars in the manner following, to-wit: One Thousand Eight Hundred (\$1,800.00) or more DOLLAR
on January 15, 1993 including interest at a rate of Eight (8%) Per Cent per ann
and a like sum on the first day of each month thereafter until December 31, 1992
at which time the entire purchase price and balance shall be due and payable a
the close of the Articles of Agreement, Purchaser to receive a credit in the
amount of \$7,500.00 as for the real estate commission due Purchaser
~~with interest at the rate of xxxxxx per cent payable~~
~~at the time the balance is due and payable.~~

Possession of the premises shall be delivered to Purchaser on execution of these Articles of
Agreement _____, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, security deposit and other similar items are to be adjusted pro rata as of the date provided herein for
delivery of possession of the premises. General taxes for the year 1993 are to be prorated from January 1 to such date for
delivery of possession, and if the amount of such taxes cannot be ascertained, the prorating shall be done on the basis of the
amount of such taxes and general taxes upon the basis of 1.5% of the 1991 real estate tax.
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 _____
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 all 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 laws and ordinances; (f) roads, highways,
streets and alleys, if any; At the close out of these Articles of Agreement, Sellers are to
furnish to Purchaser the survey as described in the contract between parties.

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 neither suffer 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 10 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, oral
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 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 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
hereto.

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

*Strike out all but one of the above (a) through (c).

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This instrument is executed by LA SALLE NATIONAL TRUST, N.A., as aforesaid, in the exercise of power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that said Trustee has aforesaid, and not personally, has jointed in the execution of this Declaration for the sole purpose of subjecting the titleholding interest and the Trust estate under said Trust 117598 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by said Trustee as aforesaid, to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under said Trust or their successors and not by said Trustee personally and further, that no duty shall rest upon LA SALLE NATIONAL TRUST, N.A., either personally or as such Trust, to sequester Trust assets, rentals, vails or proceeds of any kind, or express or implied, arising under the terms of this Declaration, except where said Trustee is acting pursuant to direction as provided by the terms of said Trust, and after the Trustee has first been supplied with funds required for the purpose. In the event of conflict between the terms of this paragraph and of the remainder of the Declaration on any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions herein shall be controlling.

IN WITNESS WHEREOF, the said LA SALLE NATIONAL TRUST, N.A., as Trustee as aforesaid and not individually, has caused its corporate seal to be affixed hereunto and caused its name to be signed in these presents by its Assistant Vice President and attested by its Assistant Secretary this 31st day of December, 1992.

LA SALLE NATIONAL TRUST, N.A.,
as Trustee aforesaid and not
individually.

By: [Signature]
Assistant Vice President

ATTEST:

[Signature]
Assistant Secretary

[Signature]
Daniel Blakeslee, Seller

[Signature]
Judith Blakeslee: Seller

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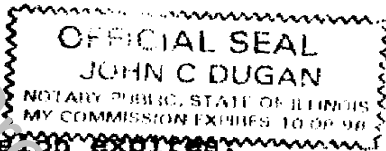
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UNOFFICIAL COPY

STATE OF ^{ILLINOIS} ~~MARYLAND~~)
COUNTY OF Cook) SS.

The undersigned, a Notary Public, does hereby certify that JUDITH BLAKESLEE did on the 12th day of December, 1992, personally appear before me and acknowledge that she signed the foregoing instrument as her free and voluntary act for the uses and purposes therein set forth.

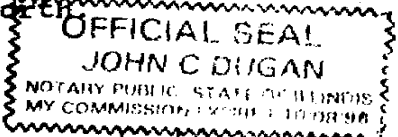


[Signature]
Notary Public

My commission expires: _____

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

The undersigned, a Notary Public, hereby certify that DANIEL BLAKESLEE did on the 12th day of December, 1992, personally appear before me and acknowledge that he signed the foregoing instrument as his free and voluntary act for the uses and purposes therein set forth.



[Signature]
Notary Public

My commission expires: _____

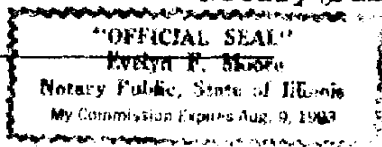
STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, Evelyn F. Moore, Notary Public do hereby certify that JOSEPH W. LANG, Assistant Vice President of the LA SALLE NATIONAL TRUST, and Rosemary Collins, Assistant Secretary of said Bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth and the Assistant Secretary then and there acknowledged that he as custodian of the corporate seal of the Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31st day of December, A.D., 1992.

[Signature]
Notary Public

My commission expires: _____



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Prepared by and
Mail to: John C DUGAN
1000 State Blvd
Wilmette, Illinois
60091