GEORGI E CULL' ERBAL POPINI

DANIEL BLAKESLEE & JUDITH BLAKESLEE, both Divorced and not block. Seller, and LA SALLE NATIONAL TRUST, N.A., not personally, but as Trustee under a trusquement dated December 8, 1992 and known as Trust 117598. Purchases WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder. Seller here to vernants and agrees to convey to Purchaser in fee simple by Seller's a stamped. recordab varranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County Cook. and State of 111 no.15. 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 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 19.92, at Seller's expensive following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued be following evidence of title*, showing merchantable title in Seller on the date hereof, subject only to the matter pecified below in paragraph 1. Add Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from the date the process of the such designation at the office of time designate in writing, and until such designation at the office of S280,000.00 with 5.8,000.00 payable at closing and the balance of collars in the manner following, to-wit: One Thousand Eight Hundred (\$1,800.00) or more Dollars in the manner following, to-wit: One Thousand Eight Hundred (\$1,800.00) or more Dollars in the manner following, to-wit: One Thousand Eight Hundred (\$1,800.00) or more Dollars in the manner following.	"AGREEMENT,	made this 3/T day of	December	
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the price of \$280,000.00 with \$78,000.00 payable at closing and the balance of 7 Pollars in the manner following, to-wit: One Thousand Eight Hundred (\$1,800.00) or more POLLAR for feach; 12, 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, 19 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 was a way and the commission due Purchaser was a way and the commission due Purchaser was a way and while the same and the commission due Purchaser was a way and while the same and the commission due Purchaser was a way and the commission due Purchaser was a way and while the same and the commission due Purchaser was a way and was a commission due Purchaser was a way and was a way of the commission due Purchaser was a way and was a way of the commission due Purchaser was a way of the commission due purchaser.

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, insurance rentains 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 19 13 read be prorated from January 1 to such date for delivery of possession, and it has an authorise to know the possession, and it has an authorise to be seen to be se

I. 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 prisons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any, (c) 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 hese Articles of Agreement, Sellers are to furnish to Purchaser the survey as described in the controls between parties.

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special mesessments 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, 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 lien upon the part of the party contracting, and a signed copy of every such contract and of the plants 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.

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Payrediately due and payable to seller, with interest at ______ per cent per annum until paid. 11. In case of the failure of Purchaser to make case of the payments, or my part though, or perform any of Purchaser's covenants hereunder, this agreement individual, althoughout if Selective original did determined, and Purchaser shall forfeit all payments made on this agreement, individual payments shall be diabled 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, forfesture 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 aftorney's tees, 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. х явденней негонов кон кон кон колементи выс выбесь и избитення инфенентация выбествення вымення вы ADDITED DE DE DE DE SERVER DE DE LE SERVER DE LE SER **宏从聚发发光来吸去处现的定程免疫及免疫处产系统及类的 对表验别复数免费取及免疫使免疫** 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 promous associated therewith, although expressed in the singular, shall be read and construed as plural. 18. All notices and demands here under shall be in writing. The mailing of a notice or demand by registered mail to Seller at C/O Dan Blakeslee, 215 Jain Street, Algonquin, Illinois 60102 or to Beneficiary

Beneficiary

Purchaseriat 934-36 Springe Street, Winnetka, Illinois or to the last known address 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, administrators and assigns of the respective parties. 20. Seller warrants to Purchaser that no notice from my 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 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. IN WITNESS WHEREOF, the parties to this agreement have ler anno set their hands and seals in duplicate, the day and ear first above written.

One this seals annotation to the body in their annotations and the body in their annotations. year first above written. (SEAL) Hlakeslee Sealed and Delivered in the presence of ue lel (SEAL) (SEAL) (SEAL) not Salle Notional ·Banje, sonally Kít as Trustee, aforesaid COUNTY DESTRUCT Received on within Agreement RECEIVED SY smms george e. Cole^a LEGAL FORMS PRINCIPAL the following INTEREST

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 posseses 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 cuty 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 Truster 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 hereunt; and caused its name to be signed in these presents by its assistant vice President and attested by its Assistant Secretary this 3/2+ day of December,

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

Vice tres esant

ATTEST:

Assistant Secretary

udith Blakeslee: Seller

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Property of Cook County Clerk's Office

STATE OF MANUALD) SS.	
COUNTY OF COOK	
The undersigned, a Notary Public, does hereby certify th JUDITH BLAKESLEE did on the // day of Desember, 1993, personal appear before me and acknowledge that she signed the foregoi instrument as her free and voluntary act for the uses and purpos therein set forth.	nq
OFFICIAL SEAL JUHN C DUGAN NOTARY PHBLIC, STATE OF BLIMPINS MY COMMISSION EXPIRES 10 00 98 My commise 236 expires	-C
COUNTY OF COOK SS.	
The undersigned, a Notary Public, hereby certify that DANIS BLAKESLEE did on the 12 (day of becember, 1992, personally appearance me and acknowledge that he signed the foregoing instruments his free and voluntary act for the uses and purposes therein so for the uses and purposes the use of the use o	nt
My Commission expires:	
STATE OF ILLINOIS) COUNTY OF (OCR) SS.	
I, Colling , Notary Public of hereby certify that JOSEPH W LANG Assistant Vice President of the LA SALLE NATIONAL TRUST, and hosemary Colling , Assistant Secretary of said Bar	-' nk
who are personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary of said Bank, as frustee aforesaid, for the uses and purposes therein set forth and the	es ce as ne ns ne nd
Given under my hand and notarial seal, this 3/6 day of	
My commission expires: "OFFICIAL SEAL" Every F. Shore Notary Public, State of Historia My Commission Expure Aug. 9, 1993	

Property of Cook County Clerk's Office



PREPARED by AND Mail to: John C DugANT Wilmette, luvois