

# UNOFFICIAL COPY

Condominium  
(check one)

**SELLER:** OWNER OF RECORD 93177293

**ADDRESS:** 4752 S. ELLIS, CHICAGO, IL 60615  
(City) (State) (Zip)

**BUYER:** MARION INGRAM

**ADDRESS:** 6210 S. PARK SHURE E. COURT, #18G, CHICAGO, IL 60637  
(City) (State) (Zip)

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate, on the terms and conditions herein set forth.

**DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION: (Permission to enter at any time hereafter)**

LOT 2 IN THE RESUBDIVISION OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 2 IN SHERMAN I. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**STREET ADD**  
(Include "Un-  
**LOT SIZE: A1**  
**IMPROVED V**  
together with  
Deed; existing  
any; lending;  
personal pro

**PROPERTY ADDRESS:** 4752 SOUTH ELLIS, CHICAGO, ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-11-102-017-0000 VOL. 254

5. The common address or location of the Property is: 4752 SOUTH ELLIS, CHICAGO, ILLINOIS.

LS  
  
Livery of  
rods, if  
items of

DEPT-01 RECORDING \$23.50  
 T26666 INGRAM 8606 03/09/93 14:37:00  
 \$6406 + \* -93-177293  
 COOK COUNTY RECORDER

**PRICE AND TERMS:**

**PURCHASE PRICE** ..... \$ 100,000

**EARNEST MONEY DEPOSIT**  
in form of (cash) (personal check) (cashier's check) or (judgment note due ..... ) \$ 1,000

**BALANCE DUE AT CLOSING** ..... \$ 99,000

93177293

**FINANCING: FHA (203K)**

This contract is subject to the Buyer obtaining within 60-90 days, a mortgage commitment, in the amount of \$ 99,000 or such lesser sum as Buyer accepts amortized by monthly payments over a period of not less than 15 years at an interest rate not to exceed CUR. RATE per annum, for which Buyer shall make application within 10 days from date hereof, and the proceeds of which are to be used as part payment of the purchase price herein and the expenses of which purchaser agrees to pay. If, after making every reasonable effort, Buyer is unable to procure such commitment within the time specified herein and SO NOTIFIES SELLER THEREOF IN WRITING within that time, this contract shall become null and void and all the earnest money shall be returned to Buyer. **IN THE EVENT THE BUYER DOES NOT SERVE NOTICE** of failure to procure said commitment upon Seller as herein provided then this contract shall continue in full force and effect without any loan contingencies. Buyer shall be allowed to have a Mortgage or Trust Deed placed on record prior to closing, but any delays caused thereby shall not constitute default by the Seller. Seller must allow reasonable inspection of the premises by Buyer's financing agent.

*THIS CONTRACT IS CONTINGENT ON CANCELLATION OF PREVIOUS CONTRACT*

**CLOSING:**

The closing shall be on or before AGREED UPON TIME AFTER BUYER IS APPROVED at the office of Buyer's lender, or TITLE COMPANY

**POSSESSION:**

Seller shall deliver possession to Buyer within \_\_\_\_\_ days from date of closing. In the event possession is not delivered at closing, Seller shall pay Buyer for the \_\_\_\_\_ days after closing the sum of \$ \_\_\_\_\_ per day for each day after closing. Buyer shall be responsible for heat, utility and maintenance expenses during said period. Should Seller fail to deliver possession to Buyer as agreed, Seller shall pay to Buyer beginning on the \_\_\_\_\_ day after closing the sum of \$ \_\_\_\_\_ per day until possession is delivered to Buyer.

Seller shall deposit the sum of \$ \_\_\_\_\_ in escrow with \_\_\_\_\_ as Escrow agent. The closing and any money due to the Buyer or to Seller, or any other party, hereunder shall be paid to the Escrow agent. The Buyer and Seller, if any, released to the Buyer. Possession shall be deemed delivered to the Buyer when the title is recorded in the public records. The Seller's obligation to deliver possession shall be limited to delivery of possession to the Buyer and shall not be subject to any other party's claim. The Seller shall be liable for any taxes or other charges which may be levied on the property.

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Revised 7/9/87.

*[Faint, mostly illegible text at the top of the page, possibly bleed-through from the reverse side.]*

### POSSESSION:

The closing shall be on or before AGREED UPON TIME AFTER BUYER IS APPROVED at the office of Buyer's lender, or TITLE COMPANY

### CLOSING:

This contract is subject to the Buyer obtaining within 60-90 days, a mortgage commitment, in the amount of \$ 99,000 or such lesser sum as Buyer accepts amortized by monthly payments over a period of not less than 30 years at an interest rate not to exceed CURRENT per annum, for which Buyer shall make application within 10 days from date hereof, and the proceeds of which are to be used as part payment of the purchase price herein and the expenses of which purchaser agrees to pay. If, after making every reasonable effort, Buyer is unable to procure such commitment within the time specified herein and so notifies Seller HEREIN THEN THE BUYER DOES NOT REVEAL NOTICE OF FAILURE TO PROCURE SAID COMMITMENT UPON SELLER AS HEREIN PROVIDED THEN THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT WITHOUT ANY LOAN CONTINGENCIES. Buyer shall be allowed to have a Mortgage or Trust Deed placed on record prior to closing, but any delays caused thereby shall not constitute default by the Seller. Seller must allow reasonable inspection of the premises by Buyer's financing agent. THIS CONTRACT IS CONTINGENT ON OBTAINMENT OF FINANCING.

### FINANCING: FHA (203K)

PURCHASE PRICE: \$ 190,000  
EARNST MONEY DEPOSIT: \_\_\_\_\_  
BALANCE DUE AT CLOSING: \$ 99,000  
In form of (cash) (personal check) (seller's check) or (judgment note due)

### PRICE AND TERMS:

DEPT-01 RECORDING 14:37:00 18666 TRAM 8606 03/09/93  
COOK COUNTY RECORDER \$6406 # -93-177293

Together with all appurtenances is attached to and forming a part of premises, for which owner shall deliver a Bill of Sale at time of delivery of Deed; existing heating, plumbing, electrical lighting fixtures; storm windows, storm doors and screens, if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioning, if any; attached outside TV antenna, if any; and specifically including the following items of personal property now on premises:

STREET ADDRESS: 4752 S. ELLIS  
(Include "Unit Num." if condominium or townhouse)  
LOT SIZE: APPROXIMATELY 188 X \_\_\_\_\_ X \_\_\_\_\_ (acres)  
IMPROVED WITH 4-1/2 BRICK

TO BE FURNISHED BY EITHER ATTORNEY

DESCRIP. Buyer held

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Where Title Insurance Policy issued by an Illinois Licensed Title Company in the amount of the purchase price to  
title in the intended jurisdiction and subject to the general exceptions contained in the title policy where the sub-  
under as a residential use for the title exceptions set forth below, and the exceptions pertaining to liens or  
8550 South St. Chicago, Illinois. Additionally, if applicable, a Torrens Certificate of Title and Torrens Tax Search. Any delay in delivery of title commit-  
(312) 221-8550. Buyer, his agent or his lending agency, shall extend the time for delivery thereof by the Seller by such period of

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Tax Search or the title commitment discloses exceptions not provided for herein, Seller shall have until closing to  
to acquire title insurance covering said unpermitted exceptions. If Seller fails to remove said exceptions or obtain  
in the time stated herein, Buyer may elect to terminate this Contract and all monies paid by the Buyer shall be

**CONVEYANCE, ENCUMBRANCES:**

Seller shall convey, or cause to be conveyed, title to the Buyer by warranty deed with release of homestead rights (or by other appropriate  
ed if title is in trust or an estate) subject to (a) general taxes for 1991 and subsequent years; (b) building lines and building laws and or-  
dances; (c) zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming  
use; (d) visible public and private roads and highways; (e) easements for public utilities which do not underlie the improvements on the proper-  
ty; (f) other covenants and restrictions of record which are not violated by the existing improvements upon the property; (g) party wall rights  
and agreements; (h) existing leases or tenancies, if any.

**PRO-RATIONS:**

The following items, if applicable, shall be pro-rated as of the date of closing: (a) insurance premiums; (b) general taxes; (c) rents and security  
deposits; (d) interest on mortgage indebtedness assumed; (e) water taxes; (f) fuel; (g) prepaid service contracts. Pro-ration of general taxes  
shall be on the basis of the last assessable bill plus homestead exemption, if any. If said bill is based on partial assessment or on an unim-  
proved basis for improved property, a written agreement for final pro-ration when the complete assessment information is available from the  
County Assessor shall be signed at closing by the parties hereto.

**DAMAGE BY CASUALTY BEFORE CLOSING:**

If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, the provisions of the  
Uniform Vendor and Purchaser Risk Act of Illinois shall apply.

**SURVEY:**

Seller, at his expense, shall furnish to Buyer a current spot check survey (not more than 6 months old) under certification by an Illinois Licensed  
Surveyor certified in the name of the Buyer, showing the location of the building and improvements on subject property to be within the  
lines and not encroaching over any setback line or easement, and showing no encroachments of buildings or other improvements from ad-  
jacent properties.

**BROKER:**

Seller agrees to pay all broker's fees due COLDWELL BANKER  
the amount set forth in the broker's listing contract.  
Selling Broker: CENTURY 21 ENTERPRISE  
(Broker or Company name only)

**ATTORNEYS:** Seller's Attorney \_\_\_\_\_

Buyer's Attorney \_\_\_\_\_

**DEPOSIT:**

earnest money and this contract shall be held by COLDWELL BANKER  
for the benefit of the parties hereto, and applied to the purchase price at closing. If the Buyer defaults hereunder, the deposit is to be first ap-  
plied to the expenses of the Seller; such as title expenses and survey costs, then to the broker's fees, and the remainder to the Seller. If this  
contract is terminated without Buyer's fault, the earnest money shall be returned to the Buyer.

**GENERAL CONDITIONS AND STIPULATIONS:**

Both Seller and Buyer agree to execute all documents and provide all information necessary to enable any lender to issue a commit-  
ment for mortgage or trust deed and to close this sale.  
Seller warrants that as of the date hereof neither he nor his agent has received any notice issued by any city, village or other govern-  
ment authority of a building code violation concerning the subject property which will not be cured by date of closing.  
All notices herein required shall be in writing and served on the parties at the addresses shown on this contract.  
Seller agrees to arrange to leave the subject property in broom clean condition. All refuse and personal property not to be conveyed to  
Buyer shall be removed from the property at Seller's expense before the date of Buyer's occupancy.  
Prior to closing, Buyer shall have the right to enter into and inspect the premises.  
Buyer agrees to purchase Flood Insurance, if required by Lender.

Contract and riders numbered 8 9 10 attached hereto and incorporated herein, shall be executed and one  
thereof delivered to Seller and one copy to Buyer.

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.**

BUYER: Marion B. Logan

SELLER: [Signature]

DATED: Oct. 8, 1992

DATE ACCEPTED: 10/9/92

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Blair & Porter  
1130 S. Wabash  
Chgo IL 60605

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