

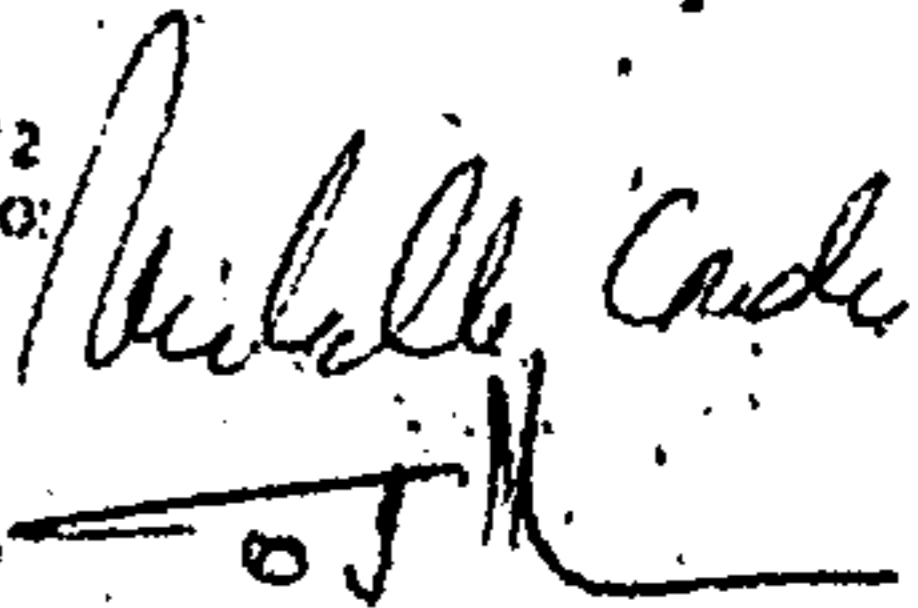
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93178491

UNIT NUMBER 1217-2-A, IN THE LUNT COURT CONDOMINIUM, AS  
DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL  
ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 14 AND 15 IN N. O. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND  
8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2  
OF THE NORTH WEST 1/4 WITH THE NORTH EAST FRACTIONAL 1/4 OF SECTION  
32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY  
EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION,  
NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED  
FEBRUARY 27, 1979 AND KNOWN AS TRUST NUMBER 34499, RECORDED IN THE  
OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS  
DOCUMENT 25246455, TOGETHER WITH AN UNDIVIDED INTEREST IN SAID  
PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE  
COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN  
SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

*Michelle Cude*  




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19 89 , between

, Seller, and

, Purchaser:

covenants hereunder, Seller hereby

recordable

premises situated in the County of  
attached legal, marked

19 89 , at Seller's expense,  
the amount of the price, issued by  
Registrar of Titles of Cook County,  
hereof, subject only to the matters  
er, at such place as Seller may from  
of Vaila Balot

ch is hereby acknowledged  
90.00 ) dollars on the  
thereafter with a final  
shall include

33 TRAN 0145 03/10/93 15:28:00  
15 # 5 5 78471  
COOK COUNTY RECORDER

on in default under this agreement.  
as of the date provided herein for  
ed from January 1 to such date for  
ng shall be done on the basis of the  
issues.

eneral taxes for the year  
date hereof; (b) all installments of  
ions claiming by, through or under  
building, building line and use or  
nd ordinances; (f) roads, highways,

of special assessments pertaining to  
user, and Purchaser shall deliver to

and shall neither suffer nor commit  
r commits waste Seller may elect to  
he purchase price immediately due

against the premises, which shall or

shall contain an express, full and  
and no contract or agreement, oral  
unless it shall contain such express  
such contract and of the plans and  
retained by Seller.

ut the previous written consent of  
ot vest in the transferee or assignee  
net null and void, at the election of  
out Seller's written consent.

vest in Purchaser until the delivery  
nd in the manner herein provided.  
kind whatsoever shall be made or  
nt, made or claimed by Purchaser,  
ement and be signed by the parties

at Purchaser's expense against loss  
er in an amount at least equal to the  
tituted insurance, shall require all  
es therefor to Seller.

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This rider is attached to and made part of Instalment Agreement for Warranty Deed dated the 1st day of October 1989, between Ana Bijan, seller, and Olivio Condei and Michelle Condei, his wife, as joint tenants, Purchasers, respecting premises at Unit 2A, 1217 W. Lunt, Chicago, Il. 60626.

1. Purchasers understand that there is presently existing a mortgage on said unit assumed by Seller to Calumet Federal Savings and Loan Association, dated 11/29/79 and recorded as document no. 25278187, transfer or assumption agreement dated December 2, 1982. The said mortgage is to remain on said property and the payments shall be made by Seller. In the event that Seller fail to make said monthly payments as they fall due, Purchasers may make such payment and deduct such payments made from amount due to Seller.
2. In addition to the monthly payments, Purchasers shall deposit with each monthly payment an amount equal to 1/12 of the estimated annual real estate taxes to be used from time to time to pay real estat taxes as they fall due.
3. Purchasers fully understand the reasons for their names not being included in the Owners Title Guarantee Policy. They also understand that they have been furnished with a commitment letter from Intercounty Title Co.. All future title bills are the obligation of Purchasers.



*Ana Bijan*  
Ana Bijan  
*Olivio Condei*  
Olivio Condei  
*Michelle Condei*  
Michelle Condei

Geo. Kitz  
3248 N. Clark  
Chicago, Il. 60657

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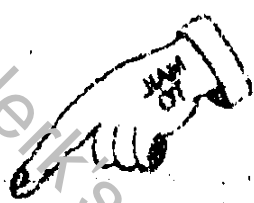
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*Handwritten notes:*  
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