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GEORGE E. COLE
LEGAL FORMS

February, 1915

FOR WARRANTY DEED
(ILLINOIS)

AGREEMENT, made this _____ day of February, 1993, between

MARGARET K. MICHALSKI

SELLER, and

MICHAEL S. KRZYWDZINSKI and DEBORAH T. KRZYWDZINSKI

PURCHASER;

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby

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 12 IN BLOCK 1 IN FIELDS SUBDIVISION OF BLOCKS 7 TO 6 AND 9 TO 12 IN EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

93219060

Permanent Real Estate Index Number(s): 13-28-203-029

Address(es) of premises: 4818 West Fletcher, Chicago, Illinois 60641

Purchaser's

and Seller further agrees to furnish to Purchaser on or before

March 1, 1993, at Seller's expense,

C, T & I tract search;

(b) certificate of title issued by the Registrar of Titles of Cook County,

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 Margaret K. Michalski at 1912

West Armtrage, Chicago, Illinois 60622

the price of \$130,000.00

Dollars in the manner following, to-wit: \$10,000.00 on March 1, 1993 and \$120,000.00 plus interest at the

rate of 7.50% per annum amortized over 30 years, payable monthly in the amount of \$639.06

beginning April 1, 1993 and \$839.06 on the 1st day of each month thereafter with a balloon

payment of the entire outstanding balance due March 1, 1993, pursuant to attached amortization

schedule.

on the whole sum remaining from time to time payable

with interest at the rate of 7.50% per cent per annum payable

Possession of the premises shall be delivered to Purchaser on

March 1, 1993

provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums 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 1972/3 are to be prorated from January 1 to such date for

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 following: (a) general taxes for the year 1972/2 and

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 debts 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; (g) rights of parties presently in possession.

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 7.50% 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 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 time 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 clauses (1) and (2) above.

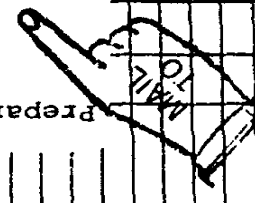
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Received on within Agreement, the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY



Prepared by: JOHN G. WOLF

HARDESTY, WOLF & WALKOWICZ
3901 N. Lincoln Avenue
Chicago, IL 60613

MAIL TO: Lawrence Goldman
Attorney at Law
897 West Dorset
Palatine, IL 60067

LEGAL FORMS
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22. The amounts due under the terms of this agreement shall be prepaid at any time in any amount without penalty. All prepayments shall be applied to the principal balance due shall not change the balloon due date or amount of any monthly payment.

23. Seller must notify Purchasers in writing, by certified mail or personal service, of any default in payments under this agreement, and Purchasers shall have thirty (30) days from the date of receipt of written notice to cure any defaults.

Sealed and Delivered in the presence of

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become in addition to the purchase price immediately due and payable to Seller, with interest at 7.50% per cent per annum until paid.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's obligations 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-entertain and take possession of the premises aforesaid. See Par. 23.

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, 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 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 in any action brought by Seller against Seller or against any 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 hereof 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.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record in Purchaser's name, on behalf of Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and waive thereof all defenses judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and rights of appeal from such judgment or judgments, and to waive all right to any notice or demand under any statute in this State with reference to such suit or suits. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given to the attorney shall be given to each and every such person 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.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at 1912 West Armitage, Chicago, Illinois 60622, or to the last known address of either party, shall be sufficient service hereon. 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 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 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 hereunto set their hands and seals in duplicate, the day and year first above written.