

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

AGREEMENT, made this _____ day of ~~xxxxxx~~ August, 19 90, between

Robert E. Glotz & Mary C. Glotz, his wife, as joint tenants, Seller, and

Timothy John Tooley & Cynthia A. Starzyk, 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 ~~xxxxxx~~ 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:

the North 1/2 of Lot 4 in Block 2 in Clyde First Division, a Subdivision of the West 1/2 of the Southeast 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian (Except the Southwest 1/4 of said West 1/2 of the Southeast 1/4 of Section 29) in Cook County, Illinois

Permanent Real Estate Index Number(s): 16-29-402-040

Address(es) of premises: 2612 S. 58th Court, Cicero, Illinois 60620

and Seller further agrees to furnish to Purchaser on or before the initial closing, ~~xxxxxx~~ 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 ~~Stewart/Inter-County~~ (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) ~~pro rata~~ ~~abstract of title~~ ~~showing merchantable title~~ ~~to Seller in the state of Illinois~~ ~~subject 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 ~~Seller's attorney~~

the price of ~~53,000.00~~ \$76,000.00
Dollars in the manner following, to-wit:

(See attached Rider)

DEPT-01 RECORDING \$27.50
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COOK COUNTY RECORDER

with interest at the rate of 14% per cent per annum payable on or before the 15th day of each month on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on the date of the initial closing

, 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 19 89 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the 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 1989 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;

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 5% 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 enclosed 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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10. If Purchaser fails to pay taxes, assessments, discounts, premiums or interest hereon which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at 5% 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 covenants 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-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, 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 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.

[illegible]

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 _____ or to _____

Purchaser at the property address _____, 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 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.

Sealed and Delivered in the presence of

* Timothy Johnson (SEAL)
 Central Library (SEAL)
 West E. 9th (SEAL)
 Mary Blatz (SEAL)

Signed to & Sworn before me, this
14th day of August, 1990.

Notary Public

this
 "OFFICIAL SEAL"
 William M. Farra
 Notary Public, State of Illinois
 My Commission Expires 4/15/92

PLEASE RECORD & RETURN TO:
WILLIAM TARSA
5697 S. Archer Ave
Chicago, Ill. 60618

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Received on within Agreement
the following sums

[illegible]

GEORGE E. COLE[®]
LEGAL FORMS

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RIDER

This Rider is attached to and becomes a part of a certain Installment Agreement for Warranty Deed, dated August 3, 1990.

1. The buyers will pay, including the earnest money deposit of \$10,000.00, the sum of \$21,000.00, plus or minus pro-rations at closing.

2. The buyers promise to pay the principal sum of Fifty Three Thousand (\$53,000.00) dollars, in monthly installments at fourteen (14) per cent interest per annum, amortized over thirty (30) years, with a balloon payment of all sums due after a period of five years, payable as follows:

Six Hundred & Fifteen Dollars (\$615.00) on the 15th day of September 1990, and for each month hereafter for 59 additional months, each payment due on the 15th day of the month, as a payment towards principal and interest; and TSI CARBON meq

One Hundred & Fourteen Dollars (\$114.00) on the 15th day of September 1990 and for each month thereafter for 59 additional months, each payment due on the 15th of the TSI CARBON meq month, as a payment for real estate taxes and insurance premiums.

3. The sellers agree to have the buyers named on their fire/hazard/liability insurance policy as additional insureds and will provide a copy of the policy, along with a copy of the new declarations sheet, to the buyers at the date of closing.

4. In the event that the sellers shall fail to make any payment due on the indebtedness secured by the prior mortgage or shall suffer or permit there to be any other breach or default in the terms of the indebtedness or prior mortgage, or fail to pay the real estate taxes or fire/hazard/liability insurance policy, buyer shall have the right, but not the obligation to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by buyers to protect buyers interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this agreement.

5. Buyers shall have the right to record with the Recorder of Cook County, a copy of this Articles of Agreement for Warranty Deed.

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6. Without regard to the language of paragraphs eleven (11) and twelve (12) of the Installment Agreement for Warranty Deed, the seller shall take no action to declare a

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forfeiture until buyers shall be sixty (60) days in arrears in the making of any payments due hereunder.

7. In the event that the buyers fail to make any monthly payment on or before the 15th day of the month it is due, the buyers shall be charged a \$25.00 late fee.

8. Sellers agree to pay to the current mortgage holder the maximum payment due on the adjustable rate mortgage as opposed to the minimum payment due as provided in the mortgage documents.

Robert E. Glotz
Seller - Robert E. Glotz

Mary C. Glotz
Seller - Mary C. Glotz

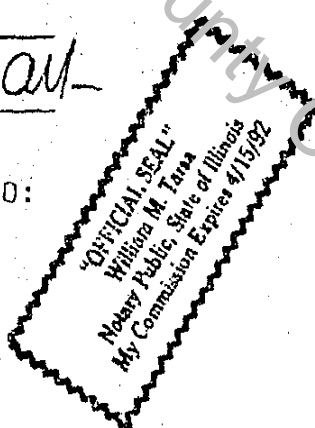
Timothy John Tooley
Buyer - Timothy John Tooley

Cynthia A. Starzyk
Buyer - Cynthia A. Starzyk

Signed to & Sworn before me, this
14th day of August, 1990.

William H. Tarsa
Notary Public

PLEASE RECORD & RETURN TO:
WILLIAM TARSA
5697 S. Archer Ave.
Chicago, Illinois 60638



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