



REAL ESTATE CONTRACT



FORM APPROVED BY THE SOUTHWEST REALTORS ASSOCIATION (NAR)
FORM APPROVED BY THE SOUTHWEST REALTORS ASSOCIATION OF REALTORS

UNOFFICIAL COPY

- () Single Family
() Multi-Family
() Townhouse
() Condominium
(x) Vacant Lot
(check one)

93399471

SELLER: Giuseppe and Doreen Chianamonte
ADDRESS: 6516 Walnut, Orland Park, Illinois 60462
BUYER: John Lynch or Nominee
ADDRESS: 6004 South Rutherford, Chicago, Illinois 60638

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 15 in Cascade Ridge a subdivision of Lot 8 and Lot 9 (except the South 300 feet thereof) in the subdivision of the Northwest 1/4 of Section 12, Township 36 North, Range 12, East of the third principal meridian in Cook County, Illinois

STREET ADDRESS: 7961 Michelle Court, Orland Park, Illinois
LOT SIZE: APPROXIMATELY 861 x 129 x 135 x 116 feet.

together with all appurtenances 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, glass doors and screens if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioning, if any; attached outdoor TV antenna, if any, and specifically including the following items of personal property now on premises:

N/A

PRICE AND TERMS:

Table with 2 columns: Description and Amount. Rows include PURCHASE PRICE (\$110,000.00), EARNEST MONEY DEPOSIT (\$11,000.00), and BALANCE DUE AT CLOSING (\$99,000.00).

FINANCING:

This contract is subject to the Buyer obtaining within 30 days a mortgage commitment in the amount of \$99,000.00 or such lesser sum as Buyer accepts... Seller shall make application within 10 days from date hereof...

CLOSING:

The closing shall be on or before May 20 at the office of Seller's attorney or Chicago Title and Trust Company.

POSSESSION:

Seller shall deliver possession to Buyer at closing... Seller shall be responsible for heat, utility and maintenance expenses during said period...

Seller shall deposit the sum of \$11,000.00 in escrow with [bank name] as Escrowee, at the time of closing and any monies due the Buyer for Seller's use and occupancy hereunder shall be paid to the Buyer from this deposit...

DONE AT CUSTOMER'S REQUEST

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MEMORANDUM OF JUDGMENT

KNOW BY ALL MEN THESE PRESENTS:

That on or about May 7, 1993, GIUSEPPE CHIARAMONTE AND DOMENICA CHIARAMONTE, SELLERS and JOHN LYNCH OR NOMINEE, PURCHASER entered into a contract for the sale of the following described parcel of land:

LOT 15 IN CASCADE RIDGE SUBDIVISION BEING A RESUBDIVISION OF LOTS 8 AND 9 (EXCEPT THE SOUTH 300.00 FEET THEREOF) IN THE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-12-104-015

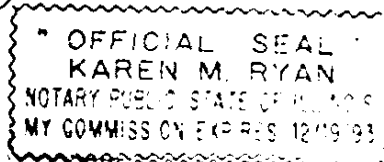
P/A: 7961 MICHELLE COURT, ORLAND PARK, ILLINOIS

The copy of said contract attached hereto as Exhibit "A" is a true and correct copy of the original document.

93399471


JOHN C. GRIFFIN
ATTORNEY FOR PURCHASER

Subscribed and sworn to before me this 21st day of May, 1993.




NOTARY PUBLIC

DOCUMENT PREPARED BY: John C. Griffin
10001 South Roberts Road
Palos Hills, Illinois 60465

MAIL TO: John C. Griffin
10001 South Roberts Road
Palos Hills, Illinois 60465

\$29.50

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Property of Cook County Clerk's Office

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05/21/93

0012 MCH 2 PURC CTR 16:18

0001	
RECORDING #	29.00
MAIL #	0.50
933399471 #	
SUBTOTAL	
CHECK	29.50



John A Griffin

10001 S. Roberts Rd.

Palos Hills, IL 60463

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CHICAGO TITLE INSURANCE COMPANY
RESIDENTIAL COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007425607 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 15 IN CASCADE RIDGE SUBDIVISION BEING A RESUBDIVISION OF LOTS 8 AND 9 (EXCEPT THE SOUTH 300.00 FEET THEREOF) IN THE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-12-104-015

THIS DOCUMENT PREPARED BY:
John C. Griffin
10001 South Roberts Road
Palos Hills, Illinois 60465

MAIL TO:
John C. Griffin
10001 South Roberts Road
Palos Hills, Illinois 60465

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Buyer, at his expense, shall furnish not less than five days prior to closing:

Title Commitment for an Owner's Title Insurance Policy... shall be provided to Buyer...

Buyer shall have until closing to remove said exceptions or to acquire title insurance covering said unpermitted exceptions...

CONVEYANCE, LIENS, ENCUMBRANCES:

Buyer shall convey, or cause to be conveyed, title to the Buyer by warranty deed with release of homestead status...

PROVISIONS:

The following items, if applicable, shall be prorated as of the date of closing: (a) insurance premiums; (b) general taxes; (c) rents and security deposits...

DAMAGE BY CASUALTY BEFORE CLOSING:

Any improvements on the property shall be deemed not to be damaged by fire or other casualty prior to closing...

INSURANCE:

Buyer, at his expense, shall furnish to Buyer a current certified survey (not more than 6 months old) under certification by an Illinois Licensed Surveyor...

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AGREEMENT:

Buyer agrees to pay all broker's fees due Not Applicable. The amount set forth in the broker's listing contract. Operating Broker Not Applicable.

TORNEYS: Seller's Attorney Joseph E. Parol, Buyer's Attorney John G. Hillis

PERFORMANCE: One East Wacker Drive, Suite 3200 Chicago, Illinois 60601

The earnest money and this contract shall be held by Seller's attorney for the benefit of the parties hereto...

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 commitment 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 government authority of a building code violation concerning the subject property which will not be cured by date of closing.

This contract and riders numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, attached hereto and incorporated herein, shall be executed and non copy 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: John Lynch, President, Lynch Contract SELLER: Gynoppe Chirramonte, Domenica Chirramonte DATED: April 11, 1993 DATE ACCEPTED: May 7, 1993

"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."

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RIDER

RIDER ATTACHED HERETO AND MADE A PART OF A CONTRACT DATED MAY 7, 1993 BY AND BETWEEN GIUSEPPE CHIARAMONTE AND DOMENICA CHIARAMONTE AS SELLERS AND JOHN LYNCH OR NOMINEE AS BUYER FOR THE PROPERTY COMMONLY KNOWN AS:

7961 MICHELLE COURT
ORLAND PARK, ILLINOIS

IF THE TERMS OF THIS RIDER CONFLICT WITH THE TERMS OF THE AFORESAID CONTRACT, THE TERMS OF THIS RIDER SHALL PREVAIL:

1. Purchaser shall receive a credit of \$125.00 at closing in lieu of a survey.
2. The purchaser shall be Lynch Construction Company, or nominee.

~~_____~~

SELLERS:

BUYER:

Giuseppe Chiaramonte
Domenica Chiaramonte

John Lynch, President - Lynch Construction Co

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Cook County Clerk's Office