



# UNOFFICIAL COPY

CHICAGO ASSOCIATION OF REALTORS  
REAL ESTATE SALE CONTRACT - APARTMENTS/INVESTMENTS

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PURCHASE PRICE

1 TO: MIR NOMAN KHAN OR LEGAL OWNER (Type or print name) (Social Security #) \_\_\_\_\_ (City) (State) (Zip) 3-5-94

2 I/we offer to purchase the property known as 3432 SALEM WALK, NORTH BRIDGE, IL 60662 (Address) (City) (State) (Zip)

3 lot approximately PER SURVEY feet together with improvements thereon, including the following, if any, now on

4 promises belonging to Seller, for which a Bill of Sale is to be given; screens; storm windows and doors; shades; radiator covers; heat-

5 ing; central cooling; ventilating; heating; and plumbing fixtures; stairwell carpeting; boiler room tools; 6 units air conditioners;

6 6 refrigerators; 6 ranges; and also 6 DISHWASHER, 56 DISPOSALS, 1 WASHING

7 Purchase price \$ 379,000.00 (379,000) KH 31144 (Type or print name) (Social Security #) (City) (State) (Zip) 385,000 (Type or print name) (Social Security #) (City) (State) (Zip) PERSONAL CHECK \$380,000

8 Initial earnest money \$ 1,000.00 in the form of PERSONAL CHECK to be increased to 10% of purchase price within 10 BUS.

9 shall be held by SELLER'S ATTORNEY to be increased to 10% of purchase price within 10 BUS.

10 days after acceptance hereof. Said initial earnest money shall be returned and this contract shall be void if not accepted by Seller on or before

11 MAR 27 10 94 (Type or print name) (Social Security #) (City) (State) (Zip) SELLER'S ATTORNEY

12 as escrow for the benefit of the parties hereto in an established escrow account in compliance with the laws of the State of Illinois. An

13 original of this contract shall be held by Listing Broker.

14 3. The balance of the purchase price shall be paid at the closing, plus or minus prorations, as follows (STRIKE THROUGH

15 INAPPLICABLE SUBPARAGRAPHS):

16 (a) Cash, Cashier's Check or Certified Check, or Any Combination Thereof. 50 KH 31144

17 (b) ~~Assignment of Existing Mortgage (See Rider 900, if Applicable)~~

18 (c) Mortgage Commitment. This contract is contingent upon Purchaser securing within 60 days after acceptance hereof a

19 commitment for a fixed rate mortgage, or an adjustable rate mortgage permitted to be made by U.S. or Illinois savings and loan associa-

20 tions or banks, for \$ 720,000 PURCHASE PRICE (Type or print name) (Social Security #) (City) (State) (Zip) (Interest rate (or initial interest rate if an adjustable rate mortgage) not to exceed

21 8.25 % per annum, amortized over 25 years, payable monthly, loan fee not to exceed 3 %, plus ap-

22 praisal and credit report fee if any. If said mortgage has a balloon payment, it shall be due no sooner than 10 years. Pur-

23 chaser shall pay for private mortgage insurance if required by lending institution. If Purchaser does not obtain such commitment,

24 Purchaser shall notify Seller within 30 days of the date of this contract. If Seller is not so notified, it shall be conclusively presumed that

25 Purchaser has secured such commitment or will purchase said property without mortgage financing. If Seller is so notified, Seller may

26 within an equal number of additional days, secure a mortgage commitment for Purchaser upon the same terms, and shall have the

27 option of extending the closing date up to the same number of days. Said commitment may be given by Seller as well as a third

28 party. Purchaser shall furnish all requested credit information, sign customary documents relating to the application and securing of

29 such commitment, and pay one application fee as directed by Seller. If Purchaser notifies Seller as above provided, and neither

30 Purchaser or Seller secures such commitment as above provided, this contract shall be null and void and all earnest money shall

31 be returned to Purchaser, and Seller shall not be liable for any sales commission.

32 If an FHA or VA mortgage is to be used, Seller agrees to pay the loan discount not to exceed 1 % and other costs

33 customarily chargeable to Seller, provided Seller's initials appear here

34 (d) Purchase Money Note and Trust Deed or Installment Agreement For Deed. Purchaser shall pay \$ \_\_\_\_\_

35 (which sum includes earnest money) and the balance by (STRIKE THROUGH ONE): (Purchase Money Note and Trust Deed) (Installment Agree-

36 ment For Deed) in the amount of \$ \_\_\_\_\_ with interest at the rate of \_\_\_\_\_ % per annum to be amortized over

37 \_\_\_\_\_ years, payable monthly, the final payment due on \_\_\_\_\_ with unlimited prepayment privi-

38 lege without penalty. Payments into escrow for taxes and insurance shall also be made monthly. If the parties cannot agree on the

39 form of said instrument, Chicago Title & Trust Company Note and Trust Deed No. 7 shall be used, or the George F. Cole Installment

40 Agreement No. 74 shall be used, whichever may be applicable. Seller requests a credit report. Purchaser shall deliver same to

41 Seller within four days of such request; and Seller may cancel this agreement within three days after receiving said credit report if

42 Seller believes said credit report is unsatisfactory.

43 4. At closing, Seller shall execute and deliver to Purchaser, or cause to be executed and delivered to Purchaser, a recordable War-

44 ranty Deed with release of homestead rights (or other appropriate deed, if title is in trust or in an estate), or Articles of Agreement

45 for such a deed if that portion of subparagraph 3(d) is applicable, subject only to the following, if any: covenants, conditions and

46 restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases

47 and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assess-

48 ments; general real estate taxes for the year 19 93 and subsequent years; the provisions of trust deed set forth in paragraph 3 and/or Rider 705.

49 5. Seller represents and warrants that:

50 (a) existing leases, if any, are to be assigned to Purchaser at closing, none of which expire later than SUBJECT TO RENT ROLL

51 94 and said existing leases have no option to renew, cancel or purchase; (b) the present monthly gross rental income is

52 \$ ✓; (c) the 19 92 general real estate taxes are \$ \_\_\_\_\_

53 6. Closing or escrow payout shall be on 4-29-94 (except as provided in paragraph 3(c) above), provided title

54 has been shown to be good or is accepted by Purchaser, at the office of Purchaser's mortgagee or at MUTUALLY AGREED

55 7. Seller agrees to surrender possession of the premises herein occupied by him on or before CLOSING

56 provided this sale has been closed.

57 (a) Use and Occupancy. At closing, Seller shall pay to Purchaser \$ 50 per day for use and occupancy commenc-

58 ing the first day after closing up to and including the date possession is to be surrendered, or on a monthly basis, whichever period is

59 shorter. Purchaser shall refund any payment made for use and occupancy beyond the date possession is surrendered.

60 (b) Possession Escrow. At closing, Seller shall deposit with escrowee designated in paragraph 2 above the sum of \$ 2,200

61 to guarantee possession on or before date set forth above, which sum shall be held from the net proceeds of the sale on escrowee form

62 of receipt. If Seller does not surrender possession as above, Seller shall pay to Purchaser in addition to the above use and occupancy,

63 the sum of 10% of said possession escrow per day up to and including the date possession is surrendered to Purchaser, plus any unpaid use

64 and occupancy to the date possession is surrendered, said amount(s) to be paid out of escrow and the balance, if any, to be turned over

65 to Seller; and acceptance of payments by Purchaser shall not limit Purchaser's other legal remedies.

66 8. Seller will pay a Broker's commission per Listing Agreement \_\_\_\_\_

67 Cooperating Broker/Buyer Broker \_\_\_\_\_

68 Listing Broker is: NONE (STRIKE THROUGH ONE) of any, in: NONE (STRIKE THROUGH ONE) of any, in: NONE

69 9. THIS CONTRACT IS SUBJECT TO THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF.

PURCHASER JENNETH K HONG ADDRESS 3049 CRESTWOOD LN

KENNETH K HONG ADDRESS GLENVIEW ILL 60025

(Type or print name) (Social Security #) (City) (State) (Zip)

PURCHASER MIN-JAO HONG ADDRESS SAME AS ABOVE

(Type or print name) (Social Security #) (City) (State) (Zip)

ACCEPTANCE OF CONTRACT BY SELLER

This \_\_\_\_\_ day of March 19 94, I/we accept this contract and agree to perform

and convey title to be conveyed according to the terms of this contract.

SELLER MIR NOMAN KHAN ADDRESS 6730 N. KARLOE AVE

Lincolnwood, Ill. 60646

(Type or print name) (Social Security #) (City) (State) (Zip)

SELLER \_\_\_\_\_

(Type or print name) (City) (State) (Zip)

10. THIS CONTRACT IS SUBJECT TO APPROVAL OF SELLER AND PURCHASER'S ATTORNEY WITHIN 10 BUSINESS DAYS, EXCEPT FOR THE PURCHASE PRICE.

1. Real estate taxes based on most recent ascertainable tax, rent, interest on existing mortgage, if any, water taxes and other payable items shall be prorated to date of closing. If property herein is improved, but last available tax bill is on vacant land, parties hereto agree to prorate taxes when bill on improved property is available. Security deposits, if any, shall be paid to Purchaser at closing.

2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

3. At least five days prior to closing date, Seller shall show to Purchaser or his agent evidence of merchantable title in the intended grantor to be exhibited over days' duplicate Certificate of Title or a certified copy thereof, subject to no other exceptions than those listed on the reverse side hereof, and a currently dated Special Tax Report issued by the Registrar of Titles, or (b) by delivering a Commitment For Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this contract, in the amount of the purchase price subject to no other exceptions than those listed on the reverse side hereof and to general exceptions contained in said commitment. Delay in delivery by Seller of Commitment For Title Insurance due to delay by Purchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this contract. Every Certificate of Title or Commitment For Title Insurance furnished by Seller hereunder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money, Seller may have same removed at closing by using the proceeds of sale in payment thereof. IF THE PROPERTY IS REGISTERED IN THE TORRENS SYSTEM, AND THE PURCHASER'S MORTGAGEE REQUIRES TITLE INSURANCE, SAID TITLE INSURANCE WILL BE PAID BY SELLER.

4. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is needed. Notices may also be served by personal delivery, by mail or gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but such refund shall not release Seller from Seller's obligation under this contract. If the termination is caused by Purchaser's fault, then, at the option of the Seller and upon notice to Purchaser, the earnest money shall be forfeited and applied first to payment of Broker's commission and any expenses incurred, and the balance paid to Seller. In the event of default, escrowee may give written notice to Seller and Purchaser indicating escrowee's intended disposition of the earnest money. Seller and Purchaser hereby agree that if neither party objects, in writing, to the proposed disposition of the earnest money within thirty days after the date of mailing of said notice, escrowee shall proceed to dispose of the earnest money as previously indicated by the escrowee. If either Seller or Purchaser objects to the intended disposition within the aforementioned thirty day period, then the parties hereto agree that the escrowee may deposit earnest money, less costs, with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. The parties agree that escrowee may be reimbursed from the earnest money for all costs, including reasonable attorney's fees, related to the filing of the interpleader and do hereby agree to indemnify and hold escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses arising out of such default claims and demands.

6. Seller warrants that no notice from any city, village or other governmental authority of a dwelling code violation which currently exists in the aforesaid premises has been issued and received by Seller or his agent. If a notice is received between date of acceptance of the contract and date of closing, Seller shall promptly notify Purchaser of such notice.

7. At the request of Seller or Purchaser evidenced by notice in writing to the other party at any time prior to the date for delivery of deed hereunder, this sale shall be closed through an escrow, with a title insurance company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then furnished and in use by said company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything hereto to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow and the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Purchaser and Seller.

8. Prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than six (6) months prior to date of acceptance hereof showing the present location of all improvements. If Purchaser or Purchaser's mortgagee desires a more recent or extensive survey, same shall be obtained at Purchaser's expense.

9. Seller agrees to furnish to Purchaser an affidavit of title subject only to those items set forth herein, and an ALTA form if required by Purchaser's mortgagee.

10. Right is reserved by either party to insert correct legal description at any time, without notice, when same is available.

11. Seller shall have the right to pay off any existing mortgages out of the proceeds of this sale.

12. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to the purchase price.

13. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended, and the Illinois Responsible Property Transfer Act of 1985, as amended.

14. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by designated party in said ordinance.

15. Seller shall remove from premises by date of possession all debris and Seller's personal property not conveyed by Bill of Sale to Purchaser.

16. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

17. Time is of the essence of this contract.

18. Wherever appropriate, the singular includes the plural and the masculine includes the feminine or the neuter.

19. Buyer agrees to obtain his mortgage from Citibank where seller has his mortgage, this is to avoid pre-payment penalties to the seller.

20. Seller intends to make use of Section 1031 of IRS code for carrying forward his gains to the next building that he may buy within the next few months. This will not involve any additional cost to the buyer. Tim Roman Khan

11/15/11

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RIDER

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4 THROUGH A POINT OF SAID EAST LINE WHICH IS 564.86 FEET SOUTH, AS MEASURED ALONG SAID EAST LINE, OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 133.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4, AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLES; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 HAVING AN ASSUMED BEARING OF NORTH-SOUTH; THENCE SOUTH, A DISTANCE OF 61.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-30-210-045-0000

Address: 3432 Salem Walk  
Northbrook, Illinois 60062

DEPT-01 RECORDING 425.5  
T#6666 TRAN 9001 05/13/94 14:22:00  
#6083 # RC #--94-434150  
COOK COUNTY RECORDER

*Cohon Rafter & Regel  
208 S. LaSalle St. #1860  
Chicago, IL 60604*



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