

CAUTION: Consult a lawyer before using or filling under the name of either the publisher or the name of this form. Make any changes, including any deletions, in the form only for a particular purpose.

OFFER TO BUY REAL ESTATE

To Owner (hereinafter called Seller) Myrtle J. Booth
Address 1643 N. Moody Avenue Chicago, IL 60639

The undersigned (hereinafter called Buyer) hereby offers to purchase from Seller the real estate hereinafter described on the terms and conditions herein set forth, if Seller's acceptance of this offer is received by Buyer on or before _____, 19____. Legal description of premises

Lot 39 (except the south 8 1/2 ft.) and the south 15 ft. of lot 40 in Block 10 in Gale & Welch's resubdivision of Lots 27 to 30 and Lots 4 to 12 in Block 31 and all of Block 46 to 50.

Permanent Real Estate Index Number(s): 13-32-319-005-000

Street number 1643 North Moody Avenue

Size of lot 37 X 125

Personal property included _____

DEPT-01 RECORDING \$23.50
T#2222 TRAN 1895 05/16/94 12:10:00
#9850 + KE * - 94 - 438319
COOK COUNTY RECORDER

Price \$10.00

Deposit herewith (to be returned if offer is not accepted as provided above)

Encumbrance deducted _____

Cash to be paid on delivery of deed _____

Balance to be paid as follows:

Survey of current date showing no encroachments to be furnished by Seller before closing.

Contract to be held by _____

Closing at office of _____

Deposit to be held by _____

Name of broker _____

Agreement as to commission _____

Date of possession by Buyer _____

LIENS AND ENCUMBRANCES

1. Above mortgage (s) or trust deed (s)
2. Building, building line and use or occupancy restrictions, conditions or covenants of record
3. Easements and party wall agreements
4. General taxes for _____ and subsequent years
5. Installments of special assessments falling due after _____
6. Special assessments for improvements not yet completed
7. Zoning and building laws or ordinances
8. Roads and highways, if any
9. Existing leases as follows (to be assigned to Buyer)

Property of Cook County Clerk's Office

34438319

41 2350 RB

MAIL TO

Offer To Buy Real Estate

BETWEEN

Gregory M. Harkness

1413 N. Moody Ave.

Argo, IL 60435-1413

Dated: Gregory M. Harkness

OFFICIAL SEAL
LOLA M. BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/20/97

LOLA M. BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/20/97

GEORGE E. COFFE
LEGAL FORMS

OFFICIAL SEAL
LOLA M. BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/20/97

Buyer agrees to buy said premises at the price stated, and on the terms and subject only to the liens and encumbrances herein stated, and Seller agrees to sell and convey said premises by deed, including the release and waiver of the right of homestead and dower. If the title papers show defects in title not included in the liens and encumbrances referred to above, Seller shall have an additional sixty days within which to cure or remove such defects. When the title papers show that Seller's title is subject only to said liens and encumbrances, Buyer shall within ten days pay the cash to be paid on delivery of deed, at which time the closing Seller shall take place. At the closing Seller shall furnish such A. T. A. and other title affidavits as Buyer may reasonably request. Seller may use the proceeds of the sale hereunder to pay and have released encumbrances existing to the time of closing. Upon written notice of either party to the other, the sale hereunder may be closed in escrow, with its escrow agent, and Seller and Buyer shall each pay one-half of the escrow agent's fees. If such defects in title are not cured or removed within the time herein prescribed, Buyer may at his option rescind this contract and have the deposit refunded, whereupon this contract shall become null and void. If prior to delivery of the deed hereunder the improvements on said premises shall be destroyed or materially damaged by fire or other casualty, this contract shall, at the option of Buyer, become null and void. If Buyer defaults in this contract, one deposit is at the option of Seller to be forfeited as liquidated damages, first paying the real estate broker for any expenses incurred and a commission in the amount of per cent of the commission otherwise payable, and rendering the balance to Seller, and the contract shall become null and void. If a report of title is furnished as aforesaid, Seller shall, within fifteen days after closing, furnish an owner's title insurance policy in the usual A. T. A. form for the full amount of the purchase price. Notices may be given on either party by mail at their said addresses and no tender of deed or purchase money shall be necessary, and a failure to appear upon notice to close at the place mentioned in this contract shall be a default. Time is of the essence of this contract. Seller warrants to Buyer 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.

BASIC CONTRACT PROVISIONS

- THE FOLLOWING ITEMS ARE TO BE PROVIDED TO DATE OF DELIVERY OF DEED
1. Interest on encumbrances
 2. Insurance premiums (Policies to be assigned to Buyer)
 3. General taxes for
 4. Electric light and gas
 5. Water taxes
 6. Rents
 7. Janitor (including vacation allowance)
 8. Fuel at market price
 9. Any other usual items
- THE FOLLOWING ITEMS ARE TO BE PROVIDED TO DATE OF DELIVERY OF DEED
1. A merchantable abstract of title brought down to date hereof.
 2. Report of title issued by
 3. A Torrens certificate accompanied by a Torrens title tax search.

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