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CHICAGO ASSOCIATION OF REALTORS®/MLS
MULTIPLE LISTING AGREEMENT

94476498

PROVISIONS

H. 60025

1 TO: Century 21 Frontier ADDRESS: 1625 Waukegan Road Glenview

2 In consideration of your agreement to promptly list with the MULTIPLE LISTING SERVICE of the CHICAGO ASSOCIATION
 3 OF REALTORS® and of your other efforts to secure a purchaser for the property (together with its undivided interest in the common
 4 elements and accumulated reserves, if a condominium),
 5 commonly known as:

6
 7
 8
 9
 10 Address 1327 Cassiano

11
 12 Unit # _____

13
 14 City Glenview Ill. Zip Code 60025

PERSONAL PROPERTY: The following items, if any, now on the premises are included in the sale and shall be in working order at closing: heating, central cooling, ventilating, plumbing and electrical fixtures; screens and storm doors; shades; awnings; venetian blinds; drapery rods, curtain rods; radiator covers; attached exterior TV antennas; attached mirrors, shelving, interior shutters, cabinets and bookcases; all planted vegetation; _____ (range(s)); _____ refrigerator(s); _____ window air conditioner(s) and also _____

15 I (hereinafter called Seller) do hereby give you (hereinafter called Broker) the exclusive right to sell, commencing from the
 16 date hereof through 6-30 19 94 the authority to offer for sale, to advertise, and to place for sale
 17 signs thereon where permitted by law, and to sell said property for a price of \$259,000 or on such other
 18 terms as Seller may agree to accept.

19 POSSESSION. Seller shall surrender possession and remove all debris and Seller's personal property not conveyed to Purchaser
 20 no later than _____

21 SELLER AGREES TO THE FOLLOWING FINANCING TERMS (STRIKE THROUGH INAPPLICABLE SUBPARAGRAPH):

22 (1) To accept a Purchase Money Note and Trust Deed, or execute an Installment Agreement for Warranty Deed, or accept a
 23 Junior Purchase Money Note and Trust Deed in the amount of \$25,000 with interest on the unpaid
 24 balance of Prime + 1 per annum, to be amortized over 30 years, with monthly payments, including principal and
 25 interest, of \$ to be determined with the final payment due 60 months from date of sale, with unlimited pre-
 26 payment privilege without penalty. The above instruments shall be prepared by Seller's attorney in a form to be approved by
 27 the Purchaser or his attorney. In the event the parties cannot agree on the form of said instruments, Seller's attorney shall
 28 prepare a note and trust deed on the appropriate Chicago Title & Trust Company printed legal form, or an Installment Agreement
 29 for Warranty Deed on the George E. Cole & Co. printed legal form number 74.

30 (2) If an FHA or VA mortgage is to be obtained, Seller agrees to pay the loan discount not to exceed _____% and other
 31 costs customarily chargeable to Seller, provided Seller's initials appear here.

32 SELLER AGREES

33 To cooperate fully with Broker and refer all inquiries to Broker, to allow inspection of property and entry at convenient times
 34 for the purpose of showing it to prospective purchasers, to conduct all negotiations through Broker, to pay Broker a commis-
 35 sion in the amount of 6% of Selling price for the first 100M & then 5%
 36 in the event Broker produces a purchaser ready, willing and able to purchase the premises on the terms herein provided; or
 37 if the property is sold or exchanged through or as a result of Broker's service and efforts, or Seller's or any other person or
 38 persons during the period of this agreement; or if the property is sold or exchanged within 10 days after termination of
 39 this agreement to any person to whom the property was submitted during the term of this agreement, provided however, if
 40 the property is residential property of four units or less and if a valid, bonafide, written listing agreement is entered into with
 41 another licensed real estate broker during such period, no commission or fee shall be due and owing pursuant to the terms
 42 of this agreement. For property which is not residential property of four units or less, if the property is listed with another broker
 43 during such period, Seller shall be liable for only one commission, the allocation thereof to be determined by the
 44 brokers.

45 Broker will offer subagency compensation in the amount of _____ Broker will offer Buyers' Agent compensation in
 46 the amount of _____

47 If Broker's authority is revoked or said property is withdrawn during the period of Broker's authority, Seller shall pay Broker
 48 upon such revocation or withdrawal, not as a penalty, but as liquidated damages, an amount equal to the commission payable
 49 on the full price listed above.

50 No amendment or alteration with respect to the amount of commission or time of payment of commission shall be valid or
 51 binding unless made in writing and signed by the parties hereto.

52 Broker's commission is to be paid at time of execution and delivery of deed or installment agreement for deed, whichever occurs
 53 sooner, and Broker is authorized to deduct the commission and expenses from the earnest money deposit at such time.

54 BROKER IS AUTHORIZED TO ACCEPT AN EARNEST MONEY DEPOSIT FROM PURCHASER. IF PURCHASER
 55 DEFAULTS AND SELLER DECLARES A FORFEITURE OF THE EARNEST MONEY, THE EARNEST MONEY
 56 SHALL BE APPLIED FIRST TO PAYMENT OF BROKER'S COMMISSION AND ANY EXPENSES INCURRED, AND
 57 THE BALANCE PAID TO SELLER, EXCEPT AS OTHERWISE STATED IN PARAGRAPH 11 OF THE PROVISIONS
 58 OF THIS AGREEMENT.

59 In the event the property is leased during the term of this agreement, Seller agrees to pay Broker a rental commission of
 60 _____ plus expenses. In the event the property is purchased by
 61 the lessee, then in addition, the sales commission shall be paid to Broker as set forth above.

62 IT IS ILLEGAL FOR EITHER THE OWNER OR THE BROKER TO REFUSE TO DISPLAY TO OR TO SELL TO ANY PERSON
 63 BECAUSE OF THEIR RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, FAMILIAL STATUS,
 64 UNFAVORABLE MILITARY DISCHARGE OR HANDICAP. SELLER AND BROKER ACKNOWLEDGE THAT THEY SHALL ALSO BE BOUND
 65 BY THE PROVISIONS OF LOCAL HUMAN RIGHTS OR FAIR HOUSING ORDINANCES IF ANY AND AGREE TO COMPLY WITH SAME.
 66 ADDITIONAL TERMS OR INFORMATION. Seller hereby represents the following information to be true and correct:

- 67 a) Real Estate Tax for 19 92 is \$ 4200
- 68 Homeowner's Exemption Y/N, Sr. Citizen's Homestead Deduction Y/N.
- 69 b) Current monthly assessment \$ _____ includes _____
- 70 c) Percentage of interest in common elements is _____%. Waiver of Right of First Refusal necessary Y/N.
- 71 d) The lot size is approximately PER SURV 34. If condo, approximate sq. ft. _____
- 72 e) Title info: Torrens System Y/N, Land Trust Y/N.

73
 74 THIS AGREEMENT IS SUBJECT TO THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF. 2550

DATE: 5-1-94

SELLER: [Signature]

SELLER: [Signature]

Revised 9/93

Prepared by: Joon Choi 1625 Waukegan, Glenview, IL 60025
 Mail to: Charles Goyll, 6705 N. Cicero
Lincolnwood, IL 60068

BROKER
 by: [Signature]
Century 21 Frontier Realty

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PROVISIONS

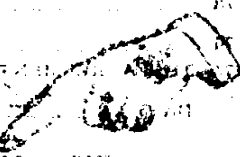
CLERK OF THE COUNTY OF COOK

DEPARTMENT OF RECORDS & CLERK'S OFFICE

1. Broker's ~~specialty~~ ^{best efforts} to effect a sale of the property, and Broker is not charged with the custody of the property, its management, maintenance, upkeep or repair.
2. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.
3. Seller shall comply with the Real Estate Settlement Procedures Act of 1974, if applicable, and furnish all information required for compliance therewith.
4. If the property is other than a condominium or a cooperative, then, 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 of Real Estate Sale Contract, 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. If the property is a condominium, then, no later than 15 days from the date hereof Seller shall furnish to Broker a complete set of condominium documents, to include declaration, by-laws and if available, a survey. If the property is a cooperative, then, no later than 15 days from the date hereof Seller shall furnish to Broker a complete set of cooperative documents, to include the proprietary lease or trust agreement, the by-laws, and if available, a survey.
5. Seller shall furnish an owner's title insurance policy in the amount of the purchase price or a Torrens Certificate of Title showing good and merchantable title, and execute and deliver, or cause to be executed and delivered to Purchaser a proper instrument of conveyance. **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.**
6. Seller shall allow Purchaser 45 days after date of acceptance of Real Estate Sale Contract to obtain a mortgage.
7. Seller hereby indemnifies and holds Broker and Broker's agents harmless from any and all claims, disputes, litigation, judgments, costs and legal fees arising from misrepresentations by the Seller or other incorrect information supplied by the Seller.
8. Where applicable, the singular form shall include the plural, and the masculine form shall include the feminine and neuter.
9. This agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.
10. Seller warrants his authority to execute this agreement and to deal with and on behalf of the said property as herein provided.
11. In the event of a default by Seller, earnest money (if any) shall be returned to Purchaser upon the joint written direction of Purchaser and Seller. In the event of default by a Purchaser, earnest money (if any), less broker's expenses and commission (if any), shall be paid to Seller upon the joint written direction of Seller and Purchaser. If a dispute arises between Seller and Purchaser as to whether a default has occurred, broker shall hold the earnest money until it is paid out as agreed in writing by Seller and Purchaser or as directed by a court of competent jurisdiction. In the event of such dispute, Seller agrees that broker may deposit the earnest money with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. The Purchaser and Seller agree that broker may be reimbursed from the earnest money for all costs, including reasonable attorneys' fees related to the filing of the interpleader and hereby agree to indemnify and hold broker harmless from any and all claims and demands, including the payment of reasonable attorneys' fees, costs and expenses arising out of such default, claims and demands.

Cook County Clerk's Office

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LEGAL DESCRIPTION

Lot 1 in Cienett Estates, a subdivision of part of the East 1/2 of the Northwest 1/4 of Section 31, Township 42 North, Range 13 East of the Third Principal Meridian according to plat of subdivision recorded January 3, 1964 as document 19013560 in Cook County, Illinois.

PIN 05-31-102-014

1327 Cariann Lane
Glenview, Illinois 60025

05/23/94

0005 MCH 10:21
RECORDING F 25.00
MAILINGS F 0.50

05/23/94

94476498 W
0005 MCH 10:22

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Property of Cook County Clerk's Office

05/01	05/01	05/01
05/01	05/01	05/01
05/01	05/01	05/01
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