

# UNOFFICIAL COPY

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This form has been approved by the Real Estate Law Committee of the Illinois Bar Association for use by Lawyers only.

## ARTICLES OF AGREEMENT FOR DEED

1. BUYER: Douglas M. Coxner Address: 1616 Lake St.  
Evanston, Cook County, State of Illinois, agrees to purchase, and SELLER:  
Phyllis R. Gray Address: 1315 Fowler Evanston  
Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of fifty-nine  
thousand Dollars (\$ 59,000.00) to the PROPERTY commonly known as 1327 Dodge Ave.

Evanston, Il. and legally described as follows: LOT 33 N. P. AND WILLIAM'S SUBDIVISION OF  
BLOCK 3 IN CHASE AND PITNER'S ADDITION TO EVANSTON IN SECTION 13, TOWNSHIP 41 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PIN # 10-13-425-013

: DEPT-01 RECORDING 627.50  
• 782222 TRAN 4783 06/30/94 15:03:00  
• 94776 \$ 00-94-0375772  
• COOK COUNTY RECORDER

(hereinafter referred to as "the premises")

with approximate lot dimensions of 25 x 161, together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; central cooling, humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, equipment and cabinets; water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screen; roof or attic T.V. antenna; all planted vegetation; garage door openers and car units; and the following items of personal property.

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

### 2. THE DEED:

a. If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinabove set forth, Seller shall convey or cause to be conveyed to Buyer in joint tenancy or his nominee, by a recordable, stamped general WARRANTY deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed, as of this contract date; (c) Building, building line and use of occupancy restrictions, limitations and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) If the property is other than detached, single-family home: party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium.

b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

### 3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at 1315 Fowler Evanston,

Illinois, or to such other person or at such other place as Seller may from time to time designate in writing, the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing at the rate of ten percent (10 %) per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ 500.00 personal check

(Indicate check and/or note and due date) which will pay within 30 days of initial closing as earnest money to be applied on the purchase price. The earnest money shall be held by Manchester Realty for the mutual benefit of the parties concerned;

(b) At the time of the initial closing, the additional sum of \$ 4,500.00, plus or minus prorations, if any, as is hereinabove provided;

(c) The balance of the purchase price, to wit \$ 34,000.00 to be paid in equal monthly October installments of \$ 650.00 each, commencing on the 5th day of November, 1990, and on the 5th day of each 1991 thereafter until the purchase price is paid in full ("installment payments");

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinabove provided, if not sooner paid shall be due on the 5th day of September, 1992; or  
*3/25/91*

(e) All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which subsequent to the date of this Agreement may become a lien on the premises; third, and to pay insurance premiums falling due after the date of this Agreement; and fourth, to reduce said unpaid principal balance of the purchase price;

(f) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

4. CLOSINGS: The "initial closing" shall occur on October 1, 1990, or on the date, if any, to which said date is extended by reason of subparagraph 8 (b) at 10:00 AM. "Final closing" shall occur at 10:00 AM on 10/10/90 when all covenants and conditions herein to be performed by Buyer have been so performed.

5. POSSESSION: Possession shall be granted to Buyer at 10:00 AM on 10/10/90, provided that the full down payment minus net prorations due in favor of Buyer, if any, has been paid to Seller in cash or by cashier's or certified check on the initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder. Seller agrees to use best efforts to deliver possession at closing.

### 6. PRIOR MORTGAGES:

(a) Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed (but not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall be superior to any other mortgage or trust deed provided for in this Agreement, except where it conflicts with the terms and conditions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment, if any, given to Buyer under this Agreement.

(b) Seller shall from time to time, but not less frequently than once each year and anytime Buyer has reason to believe a default may exist, exhibit to Buyer receipts for payments made to the holders of any indebtedness secured by any such prior mortgage.

(c) In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any other breach or default in the terms of any indebtedness or prior mortgage, 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 Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement.

7. SURVEYS: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines. In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required. If the existing老人或共有人的 18 due on 10/10/90 cause the Buyer will promptly thereafter obtain financing to payoff these Articles

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(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording cost resulting thereby.

30. RECORDING: The parties shall record this Agreement or a memorandum thereof at Buyer's expense.

31. RIDERS: The provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

32. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

33. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

34. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

35. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

36. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney-in-fact before the earnest money, if any, shall be refunded to the Buyer.

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37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than

Manchester Realty  
Gaskin, Realtors, Inc.  
and.

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

IN WITNESS OF, the parties hereto have hereunto set their hands and seals this

day of

SELLER:

MAIL TO  
This instrument prepared by  
STATE OF ILLINOIS )  
COUNTY OF ) SS

BUYER:

Doris M. Clegg

MAIL TO

Alvin G. Brooks Jr  
309 W. Washington St  
Chgo, IL 60606

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Commission expires \_\_\_\_\_

Notary Public

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Commission expires \_\_\_\_\_

Notary Public

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_ Vice President of \_\_\_\_\_ and \_\_\_\_\_ Secretary of said corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such \_\_\_\_\_ Vice President and \_\_\_\_\_

Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_ Secretary then and there acknowledged that he, as custodian of the corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Commission expires \_\_\_\_\_

Notary Public

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**10. ASSESSMENT** This study will be conducted in two parts. First, we will collect data on the prevalence of child abuse and neglect in the community. Second, we will conduct a survey of parents and caregivers to assess their knowledge and attitudes towards child abuse and neglect.

**2. CALCULATION OF INTEREST.** Interest for each month shall be added to the unpaid balance of the first day of each month at the rate of one-twelfth of the annual interest rate and paid semi-annually on the last day of June and December.

ring on or about the Plaintiff and against a material defendant who (separately) paid him, and who was not a party to the contract, for services rendered by Plaintiff to buyer.

of the party filling the same, and the same may be settled upon the other party at any time by agreement of the shareholders.

(b) (1) All gifts and demands given to buyer or seller shall be held as a result of the acts or omissions of the other party.

32. **DIFERALAT, FEEPA**, Agreements, including forfeiture of specific performance, in dealing any proceeding to which buyer or seller is made a party to any

(d) Arranging continuing education in cooperation with other educational institutions or professional organizations.

(d) Seller may impose and Buyer agrees to pay a late charge not exceeding \$5.00 or any sum due hereunder which Seller deems to accept payment when tendered.

(c) If defacement is found prior to delivery, the carrier may refuse to make delivery, and shall file a complaint of receivership.

Buyers must receive a copy of the Uniform Residential Sales Contract or its equivalent before signing the contract. The seller must also provide a copy of the Uniform Residential Warranty Disclosure Statement or its equivalent.

debut film *Invictus* was a smash hit, and his second feature, *Hotel Rwanda*, won him an Academy Award for Best Director. In addition to his other films, he has directed several documentaries, including *The Last Castle* (2000), *Hotel Rwanda* (2004), *Invictus* (2009), and *South Africa: The Story of Nelson Mandela* (2013). He is currently working on a new film, *Madiba*, which will be released in 2015.

(c) If the Debtor fails to pay when due any single instalment of payment required to be made to satisfy under the terms of the Agreement and such default is not cured within 30 days after written notice to the Debtor of such default.

should be exercised by the buyer for improvement upon the premises, except if the same shall contain such express words or clause as will give the seller the right to require the removal of the same.

(a) Seller shall not suffer or sustain any damage, loss or expense in connection with the delivery of any number of any article, instrument, tool, equipment or article of manufacture to the buyer or to the seller.

The seller warrants that all items listed in the order are in good condition and are merchantable. The seller warrants that all items listed in the order are fit for their intended purpose.

(1) The right of action, if any, provided, shall be delivered to the Duly appointed receiver or attorney, or to any party defendant, and will vest in such party during the pendency of the suit.

**19. GLOSSARY OF TERMS**  
Agreement, or "Buyer" as outlined in full or in parts due to circumstances, either shall promptly demand to buyer any funds so held by seller.

to sellers many amounts necessary to make up the deficiency which in 30 days from the date notice is mailed by seller to buyer cancellation pay-  
ments thereon.

targets also exceed the maximum recommended daily doses (see previous section).

Specific, regular, & timely payments to the pension fund will ensure that the pension fund has enough money to pay benefits to its members. The pension fund will then have enough money to pay benefits to its members.

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The following is a copy of the **2013 TUNISIA TAXES AND CHARGES** issued by the Tunisian government. It is intended for informational purposes only.

This document contains detailed information on the taxes and charges applicable to various sectors of the economy in Tunisia, including:

- Taxes on Income:** Includes personal income tax, corporate income tax, and other related taxes.
- Taxes on Goods and Services:** Includes value-added tax (VAT), excise taxes, and other taxes on goods and services.
- Taxes on Capital:** Includes taxes on capital gains, inheritance taxes, and other taxes on capital.
- Taxes on Natural Resources:** Includes taxes on oil and gas production, mining, and other natural resources.
- Taxes on International Trade:** Includes customs duties, import/export taxes, and other taxes on international trade.

The document also includes information on tax rates, tax exemptions, tax credits, and tax administration procedures. It is important to note that this is an unofficial copy and may not be the official version of the document. For official information, please refer to the original document issued by the Tunisian government.

same, that's why I'm continuing to work on my blog and special rates now available for my immediate family members who have never taken a course before. I hope you will consider enrolling in one of my classes.

to which either of the parties hereto shall be entitled to receive payment of such amounts, shall be used (i) in the repair or replacement of such damage, (ii) in the reduction of future payments, (iii) in the reduction of future proceeds, or (iv) in the reduction of costs of damage to the extent of the amount of such improvements, payments, or other expenses made by the party entitled to receive payment of such amounts.

(e) Buyer, shall from and after the time it receives a copy of the notice, keep informed of damage to other easements or rights reserved on premises, and shall give to Seller a full account of such damage.

**15. EXCLUSIONS AND EXEMPTIONS:** At the time of delivery of the premises to the Buyer, Buyer shall receive a detailed statement of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment, permanently attached or equipment which will be removed from the premises without the prior written consent of the Seller.

(c) such rights as may be given by law or by contract, to receive and possess the property held by the trustee under the terms of the trust.

13. **DISABILITIES REPRESENTATIONS** In order that we receive from you no negative form of disability representations, we ask that you do not make any reference to your disability in the course of the preparation of the statement of facts or the affidavit of the witness of the party to whom you are giving evidence.

**11. ESCROW LOSING:** In the event of a sale of the escrow money held by the party responsible for the loss, shall be paid by the party responsible for the loss.

**II. PROFESSIONS**: Insurance premium rates, insurance assessments and, if final notice readings cannot be obtained, water and property damage fees, are subject to an annual administrative assessment.

(a) In the event that a claim is made as a result of a lumbarous, spondylolisthesis or other back problem, the Board of Medical Examiners shall, prior to the issuance of a certificate of record with respect to the claim, require the physician to furnish a report of his findings and conclusions concerning the cause of the disability.

such conflicts often lead to the formation of armed groups that seek to impose their own version of Islam on the population. This has been a major factor in the rise of extremist groups like Boko Haram in Nigeria and ISIS in Iraq and Syria.

Because of conditions of life, permanent, or matters thrown on the way by disease, accident, or other causes, a man may be compelled to leave his home and go to another place.

by the Department of Justice, except those contained in the policy, unless the DOJ has been informed of the intent to sue under the FOIA. The DOJ may also sue under the FOIA if it believes that the agency has violated the law.

as it is seen one in the outdoors as far as the initial cognition. Some should return to the original scene to do business in Illinois.