

CAUTION: Consult a lawyer before making or accepting any deed. Another person's signature on this deed is not a warranty of the accuracy of the facts stated hereon. The law of the State of Illinois governs the interpretation of this deed.

UNOFFICIAL COPY

AGREEMENT, made this 1st day of JANUARY, 1996, between

94850104, 1996, between

LOUISE HODGES

1994 SEP 30 PM 12:19

94850104

Seller, and

ALBERT M. WARE AND BEVERLY A. WARE

Purchaser;

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows: LOTS 1 AND 3 IN THE SUBDIVISION OF LOTS 18 THRU 31 INCLUSIVE IN BLOCK 11 IN E.O. LAMPHERE'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF BLOCKS 1 THRU 15 INCLUSIVE AND THE NORTH HALF (N $\frac{1}{2}$ ) OF BLOCK 16 IN SEA'S SUBDIVISION OF THE EAST HALF (E $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-19-414-045 + 20-19-414-046

Address(es) of premises: 1654 West 69th Street, Chicago, Illinois

and Seller further agrees to furnish to Purchaser on or before 19 at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by CHICAGO TITLE TRUST CO. (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing and until such designation at the office of Philip R. Williams

445 East 87th Street, Chicago, Illinois 60619

the price of THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars in the manner following, to-wit: Purchasers shall pay to the Sellers Two Hundred Thirty Seven and 24/100 (\$237.24) on the first day of the month following the signing of this agreement, and Two Hundred Thirty Seven and 24/100 dollars on the first day of each and every month thereafter until the balance of Thirty Thousand and no/100 (\$30,000.00) is paid in full, with interest at the rate of five (5) per cent per annum payable monthly on the whole sum remaining from time to time unpaid. In event LOUISE HODGES dies during the term of this agreement, the unpaid balance in full shall be deemed due and payable in full.

Possession of the premises shall be delivered to Purchaser in full, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 19 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:  
1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at per cent per annum until paid. Cost of repairs must be borne

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies to Seller.

\*Strike out all but one of the clauses (a), (b) and (c).

BOX 333-CTI

1 ALL 75-05-953

94850104

10707000

# UNOFFICIAL COPY

Received on within Agreement  
the following sums

DATE INTEREST PRINCIPAL RECEIVED BY

(312) 994-1265

PHILIP B. WILLIAMS  
445 East 87th Street  
Chicago, IL 60619

Notary Public  
This instrument was prepared by:

Notary Public, State of Illinois  
CAROL A. THOMPSON  
My Commission Expires 8/12/95

day of September 1994.

Subscribed and sworn to before me this 20th day of August, 1994.

LOUIS ROBERT  
REBECCA A. WARE  
JOHN M. WARE  
(SEAL) (SEAL) (SEAL)

Sealed and Delivered in the presence of

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code principal or his agent within 10 years of the date of 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.

19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at 9634 South Vanderpoel, Chicago, Illinois 60643 or to the last known address of either party, shall be sufficient service thereon. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

16. Purchaser hereby irrevocably constitutes any attorney of record, in Purchaser's name, on default by the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgment. Purchaser hereby expressly waives all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given to such person by such persons jointly and severally.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, compromise or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at \_\_\_\_\_ percent per annum until paid.

NOTARY PUBLIC  
CAROL A. THOMPSON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAR 10 1995

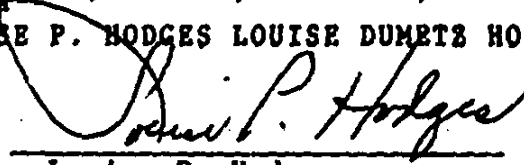
GEORGE E. COLE  
LEGAL FORMS

401059846

# UNOFFICIAL COPY

August 25, 1994.

THIS IS TO CERTIFY THAT THE POWER OF DIRECTION IN THE TRUST #68028  
in FIRST NATIONAL BANK OF BLUE ISLAND HOLDER OF TITLE TO THE  
PREMISES AT 1654 -58 West 69<sup>th</sup> STREET, CHICAGO, ILLINOIS, VESTS  
SOLELY LOUISE PRICE HODGES, /LOUISE P. HODGES LOUISE DUMETS HODGES.



Louise P. Hodges

Property of Cook County Clerk's Office

94850104