

# UNOFFICIAL COPY

This form has been approved by the Real Estate Law Committee of the DuPage County Bar Association for use by lawyers only.

## ARTICLES OF AGREEMENT FOR DEED

Buyer Edwardo Gonzalez Address 4852 S. Juniper  
Chicago Cook County, State of Illinois agrees to purchase, and SELLER, Jana  
Gonzales and Grace Gorska Gonzalez Address 5600 S. Sherman, 19376 Superior, Oakbrook Terrace, IL  
Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of 30,000.00 Thirty Thousand  
Chicago, IL 60609 (the PROPERTY commonly known as 5000 South Paulina, Cook  
 and legally described as follows:

94203105

DEPT-01 RECORDING

629.50

T01111 TRAM 4561 03/03/94 14144100  
 02313 9 -- 94-203105  
 COOK COUNTY RECORDER

(hereinafter referred to as "the premises")

with approximate lot dimensions of \_\_\_\_\_ 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, lived carpeting, built-in kitchen appliances, equipment and cabinets, water or sewer heater, roof, gutters, exterior storm and screen windows and doors, attached shutters, shelving, fireplaces, screen, roof or attic TV antennas, all planted vegetation, lawn, pool, driveway and car units; and the following items of personal property:

All of the foregoing items, if any, to 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 hereinafter 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 after this contract date; (c) Bonding, building line and use of occupancy restrictions, covenants and conditions of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, freeways, laterals and drain tile, pipe or other conduit; (g) If the property is other than a 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 \_\_\_\_\_

or in 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 (not amounting from time to time unpaid from the date of initial closing at the rate of SIXTE percent (\_\_\_\_) per annum, all payable in the manner following to wit:

(a) Buyer has paid 1,000.00 cash plus a Van valued at \$5,500.00

(Indicate check and/or note and due date; (and will pay within \_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_) as earnest money to be applied on the purchase price. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties concerned.

(b) At the time of the initial closing, the additional sum of 7,000.00 plus or minus proration, if any, as is hereinafter provided,

(c) The balance of the purchase price, to wit 16,500.00 to be paid in equal monthly installments of 517.05 each, commencing on the 1st day of April, 19 94, and on the 1st day of each month 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 hereinafter provided, if not sooner paid shall be due on the 1st day of March, 19 94.

(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 shall be due 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 February 23, 19 94, (or on the date, if any, to which said date is extended by reason of subparagraph a (b) at Sherman Law Office "final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed.

5. POSSESSION: Possession shall be granted to Buyer at 12:01 A.M. on \_\_\_\_\_ closing, 19 \_\_\_\_\_, 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.

### 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 in any way alter the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions 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. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a plotted survey of the premises, certified by a licensed surveyor, having all corners stakes and showing all improvements existing as of this contract date and all easements and building lines. In the event the premises is a condominium, a copy of the papers showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.

94203105

275509  
36

# UNOFFICIAL COPY

(b) The beneficiaries or beneficiaries of and the person or persons with the power to direct the Trustee shall collectively 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 each 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 person or the beneficiaries may not under the terms of the Trust Agreement or of the instrument received directly.

(c) 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 at any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraph (a) and (b) of the paragraph 27 with Buyer paying all trust fees and recording cost resulting thereby.

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

11. **ENTIRETY:** 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.

12. **CAPTIONS AND HEADINGS:** The captions and headings of the various sections or paragraphs of this Agreement are to be descriptive only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Wherever the singular requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine form shall be freely interchangeable.

13. **PROVISIONS SEVERABLE:** The enforceability, or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

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

15. **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 held by authority of the other or others of the same designation as to the performance of the duty to do or perform any act or agreement with respect to this Agreement of the premises.

16. **NOT BINDING UNTIL SIGNED:** A duplicate original of this Agreement if duly executed by the Seller and the person or persons of 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.

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

Raymond Keenan & Co., Inc.  
and NONE

Seller shall pay the brokerage commission of said brokers in accordance with a separate agreement of Broker, Seller and Buyer as of the time of final closing.

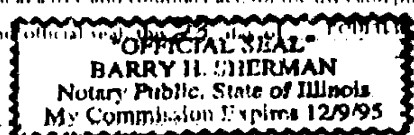
IN WITNESS OF the parties hereto have hereunto set their hands and seals this 23rd day of February, 1994.

[Signature] SELLER  
[Signature] BUYER

This instrument prepared by  
**BARRY H. SHERMAN**  
ATTORNEY AT LAW  
1 SOUTH 370 SUMMIT AVENUE  
NEW YORK, N.Y. 10017  
COUNTY OF DuPage



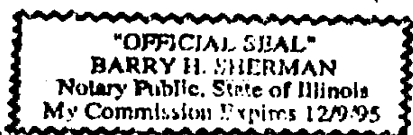
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Grace Cecilia Gonzalez and Cassy Leon personally known to me to be the same person, Grace Cecilia Gonzalez whose name is subscribed to the foregoing instrument appeared before me this day in person,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



Commission expires \_\_\_\_\_  
STATE OF ILLINOIS  
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cassy Leon personally known to me to be the same person, Cassy Leon whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that she signed 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 23 day of February, 1994.



Commission expires \_\_\_\_\_  
STATE OF ILLINOIS  
COUNTY OF DuPage

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

94203163

# UNOFFICIAL COPY

## 8. TITLE:

(a) At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an Owner's Duplicate Certificate of Title Issued by the Registrar of Titles and a Special Tax and Lien Search or a commitment issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to: (1) the general exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (2) the "permitted exceptions" set forth in paragraph 2, (3) prior mortgages permitted by paragraph 6; (4) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing and (5) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer.

(b) If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice in the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.

(c) Every title commitment which conforms with subparagraph (a) shall be conclusive evidence of good title thereon shown, as to all matters insured by the policy, subject only to special exceptions thereon stated.

(d) If a Special Tax Search, Lien Search, a Judgment Search or the title commitment disclose judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.

(e) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8 (a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

**9. AFFIDAVIT OF TITLE:** Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 8. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be signed by the trustee and the beneficiary or beneficiaries of said trust. All parties shall execute an "AIA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

## 10. HOMEOWNER'S ASSOCIATION:

(a) In the event the premises are subject to a townhouse, condominium or other homeowner's association, Seller shall, prior to the initial closing, furnish Buyer a statement from the Board of Managers, President or managing agent of the association certifying payment of assessments and, if applicable, proof of waiver or termination of any right of first refusal or general option contained in the declaration or bylaws together with any other documents required by the declaration or bylaws thereto as a precondition to the transfer of ownership.

(b) The Buyer shall comply with any covenants, conditions, restrictions or declarations of record with respect to the premises as well as the bylaws, rules and regulations of any applicable association.

**11. PRORATIONS:** Insurance premiums, general taxes, association assessments and, if final meter readings cannot be obtained, water and other utilities shall be adjusted equitably as of the date of initial closing. Real estate taxes for the year of possession shall be prorated as of the date of initial closing subject to proration upon receipt of the actual tax bill. Further, interest on the unpaid principal amount of the purchase price from the initial closing date until the date of the first installment payment shall be a proration credit in favor of the Seller.

**12. ESCROW CLOSING:** At the election of Seller or Buyer, a copy notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the closing as contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or in practice in the State of Illinois in accordance with the general provisions of an escrow trust (covering articles of agreement) in compliance with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including an ancillary money lender's escrow, shall be paid by the party requesting it.

## 13. SELLER'S REPRESENTATIONS:

(a) Seller expressly 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 on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.

(b) Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and softeners; septic, plumbing, and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer in his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. **IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONSIDERED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.**

(c) Seller agrees to leave the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.

**14. BUYER TO MAINTAIN:** Buyer shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, interior and exterior painting and decorating, window glass, heating, ventilating and air conditioning equipment, plumbing and electrical systems and fixtures, roof, masonry including chimneys and fireplaces, etc. If, however, the said premises shall not be thus kept in good repair, and in a clean, sightly, and healthy condition by Buyer, Seller may either (a) elect same, himself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place said premises in good repair and in a clean, sightly, and healthy condition, and Buyer agrees to pay to Seller, as so much additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, sightly, and healthy condition, or (b) notify the Buyer to make such repairs and to place said premises in a clean, sightly, and healthy condition within thirty (30) days of such notice, except as is otherwise provided in paragraph 21, and, upon default by Buyer in complying with said notice, then, Seller may as a result of such remedies as Seller may elect, if any, from those that are by this Agreement or at law or equity provided.

**15. FIXTURES AND EQUIPMENT:** At the time of delivery of possession of the premise to Buyer, Buyer also shall receive possession 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 to the improvements on the premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

## 16. INSURANCE:

(a) Buyer shall from and after the time specified in paragraph 5 for possession keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller in policies conforming to Insurance Service Bureau Homeowners form 1 (H.C.C.V.) and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of purchase price, then at such full insurable value) for the benefit of the parties hereto and the interests of any mortgagee or trustee, if any, as their interests may appear; such policy or policies shall be held by Seller, and Buyer shall pay the premiums thereon when due.

(b) In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

**17. TAXES AND CHARGES:** It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvements thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefor.

**18. FUNDS FOR TAXES AND CHARGES:** In addition to the agreed installments, if any, provided in paragraph 4, Buyer shall deposit with the Seller on the day each installment payment is due, or if none are provided, on the first day of each month subsequent to the date of initial closing, until the purchase price is paid in full, a sum (herein referred to as "funds") equal to one-twelfth of the yearly taxes, assessments which may become a lien on the premises, and the estimated annual premiums for the insurance coverage required to be kept and maintained by Buyer, as reasonably estimated, to provide sufficient sums for the full payment of such charges one month prior to their each becoming due and payable. Failure to make the deposits required hereunder shall constitute a breach of this Agreement.

5920216



# UNOFFICIAL COPY

0 0 1 0

Legal Description:

Lot 1 in block 51 in the Chicago University Subdivision in the North 1/2 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 5000 S. Paulina, Chicago, IL 60609

20-07-228.012

Property of Cook County Clerk's Office

94303105