

UNOFFICIAL COPY

94271623

Articles of Agreement

Made this 24th day of March, 1994, between
Stanislav Zacharski & Jackie Caldwell, Seller, and
Rose of Sharon Church, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and

sufficient recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Cook and State of Illinois

to wit: Lots 3 and 4 in Castle's Subdivision of the East 15 Acres of the Southeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, also the East 25 Feet of that Part South of Alley of the South 1/2 of Block 2, Also Lots 3 and 4 in Block 7 all in Castle's Subdivision of the East 15 Acres of the East 1/2 of the Southeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of Lake Street in Cook County, Illinois.

c/k/a: 3228-30 W. Washington - Chicago, IL.
PIN # 16-11-413-044-0000 & 16-11-413-045-0000

OK
DLC

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and the Purchaser hereby covenants and agrees to pay to the Seller the sum of Thirty Five Thousand Dollars and NO/100ths (\$35,000.00) Dollars in the manner following: Two Hundred and Fifty Dollars 00/100ths (\$250.00) payable on the 24th day of April 1994 and the 24th of each month thereafter to and including April 24, 1995.

Five Hundred & Fifty Dollars and 00/100ths due and payable on the 24th Day of May 1995 and on the 24th of each month thereafter to and including the 24th of May 2001 with final payment May 24 2001.

with interest at the rate of 0 per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 94. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser 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.

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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

24th Day of March 1994
Anthony N. Panzica

Jackie Caldwell (SEAL)
Jackie Caldwell

Stanislav Zacharski (SEAL)
Stanislav Zacharski

James Murphy (SEAL)
James Murphy

Pastor of Rose of Sharon Church

"OFFICIAL SEAL"
ANTHONY N. PANZICA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/27/97

2350

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Mail to

Anthony M Panzica

33347 W Irving Park

Chil. Ill. 60618

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$23.50
T#3333 TRAN 5932 03/25/94 10:02:00
\$0556 PER # - 94 - 271623
COOK COUNTY RECORDER

9-1271623