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Property of Cook County Clerk's Office

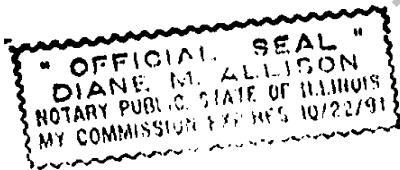
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STATE OF Illinois ) ss.  
COUNTY OF DuPage

I, Diane M. Allison a notary public in and for said County, in and for said state aforesaid, DO HEREBY CERTIFY Pamela J. Crowley, personally known to me to be the Asst. Vice President of the corporation, and Tami Wayland personally known to me to be the Assistant V.P. of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant V.P., they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of October, 19 91



Diane M. Allison  
NOTARY PUBLIC  
Diane M. Allison

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_

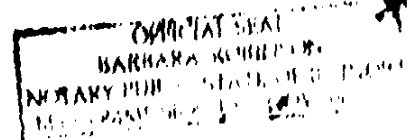
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 31<sup>st</sup> day of July, 1995

Notary Public [Signature]



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_

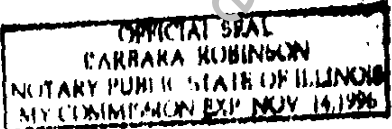
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 31<sup>st</sup> day of July, 1995

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Department of  
Planning and Development  
708 • 210 • 5300 ext. 350  
Fax 708 • 210 • 5368

15320 Broadway Avenue  
Harvey, Illinois 60426



## BUILDING DEPARTMENT

### BUYER(S) VERIFICATION FORM

- (1) BUYER(S) NAME: Jeffrey H. O'Brien  
 BUYER(S) NAME: \_\_\_\_\_
- (2) BUYER(S) SSN/FEIN#: 318-28-2056  
 BUYER(S) SSN/FEIN#: \_\_\_\_\_
- (3) PROPERTY ADDRESS: 123 W. 15th St. Harvey Ill.  
 (4) CURRENT/PREVIOUS ADDRESS: \_\_\_\_\_  
 CURRENT/PREVIOUS ADDRESS: \_\_\_\_\_
- (5) BUYER(S) PHONE: 534-3622 (W) \_\_\_\_\_  
 BUYER(S) PHONE: \_\_\_\_\_ (W) \_\_\_\_\_
- (6) EMPLOYED BY: NO  
 ADDRESS: \_\_\_\_\_  
 EMPLOYED BY: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

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I hereby certify that the above statements are true and correct.

Jeffrey H. O'Brien Date May 21, 1995  
Buyers Name Date

\_\_\_\_\_  
Buyers Name Date

Subscribed To and Sworn Before me  
a NOTARY PUBLIC this 31<sup>st</sup> day of  
May, 1995.

Ethelita Robertson  
Notary Public

“OFFICIAL SEAL”  
Ethelita Robertson  
Notary Public, State of Illinois  
My Commission Expires 06/20/98

David N. Johnson  
Mayor

Kimberly D. Richardson  
Director



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Jeffie T. Gaines

5532214

7-15-0045 228-9

REAL ESTATE INSTALLMENT CONTRACT

My name is misspelled, it is not Jeffie DATE: June 22, 1967

Agreement made this date between GUARDIAN SAVINGS AND LOAN ASSOCIATION

Seller, and WILLIE T. GAINES and JEFFIE GAINES, his wife, as joint Purchaser;

That if the Purchaser shall first make the payments and perform the covenants hereinafter set forth in Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey to the Purchaser, in fee simple clear of all encumbrances, including waiver of dower and homestead, except as hereinafter provided, by a good and sufficient special warranty deed the following described real property situated in the County of Cook and State of Illinois commonly known as 133 West 156th Street Harvey Illinois and more particularly described as follows:

Lot ten (10) (Except the East Seventy-Two (72) feet thereof) in Block Two (2), in Robertson and Young's First Addition to Harvey, being a Subdivision in the West Half (1/2) of the North West Quarter (1/4) of the South East Quarter (1/4) and the South West Quarter (1/4) of the South East Quarter (1/4) of Section 18, Town 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

TAX # 29 184010190000

CANCELED - PAID IN FULL

Said deed shall be accompanied by a complete merchantable abstract of title or a certificate of title issued by the Registrar of Titles or merchantable guaranty policy. Such certificate of title or guaranty policy shall be subject to the usual objections to which such certificates and policies are customarily subject and to the specific matters to which the conveyance hereunder shall be subject, as hereinafter set forth, and shall be conclusive evidence between the parties hereto as to the state of the title to said premises.

The Purchaser hereby covenants and agrees to pay to the Seller at such place as the Seller may (from time to time in writing designate and, until such designation, at the office of GUARDIAN SAVINGS AND LOAN ASSOCIATION the sum of SIXTEEN THOUSAND FIVE HUNDRED Dollars in the following manner: with interest at 6-1/2% per annum payable monthly as follows: \$107.00 or more on July 1, 1967 and a like amount or more on the 1st day of each month thereafter until paid.

The sum of SEVEN HUNDRED DOLLARS (\$700.00) upon execution of this contract, and the balance of \$15,800.00 with interest at 6-1/2% per annum payable monthly as follows: \$107.00 or more on July 1, 1967 and a like amount or more on the 1st day of each month thereafter until paid.

Said installments shall first be applied against interest on the principal balance from time to time outstanding and then on the principal.

The parties further agree as follows:

At each time as the Purchaser shall have paid the full purchase price, or shall have reduced the principal balance thereof in the amount set forth above, shall have paid all accrued interest, taxes, assessments and other financial charges and shall be in full compliance with all of the covenants contained herein and provided that he shall have executed and delivered an installment note and these money trust deed on forms of Chicago Title and Trust Company for any principal balance of the purchase price, the Seller shall convey, or cause to be conveyed, to the Purchaser title to said premises by deed subject as hereinafter provided. Such installment note shall bear interest at the rate of 6% per annum on the whole sum remaining from time to time unpaid, and shall be payable in monthly installments of \$107.00 or more, such monthly installments to be applied against interest and then against principal.

- The conveyance to be made by the Seller shall be subject to:
  - General taxes for the year 1967 and subsequent years.
  - Special taxes or assessments, or installments thereof, not due at the date hereof.
  - Water rentals, charges or taxes.
  - Party walls and party-wall agreements, if any.
  - Building lines and building, deed, liquor restrictions and easements of record.
  - Zoning and building laws, ordinances and regulations.
  - Consequences of the Illinois Liquor Control Law.
  - Questions of survey.
  - The rights, if any, of the public in any portion of the premises hereinafter described, which may fall within any public street, way or alley adjacent or contiguous to said premises.
  - The rights of all persons claiming by, through or under the purchaser.
  - Matters in which certificates of title or guaranty policies are customarily subject.

5. Purchaser shall be entitled to the full possession, operation and control of the said premises upon the execution hereof and to retain such possession, operation and control as long as Seller shall not have terminated this Contract for default hereunder. While this Contract remains in force and effect, Seller shall have no right, duties or obligations relating to the possession of said premises or their operation, control, repair or maintenance. Purchaser shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition and repair, without waste; (3) comply with all requirements of law or municipal ordinance with respect to the premises, their condition and use; (4) make no material alterations in

said premises except as hereinafter set forth and as required by law or municipal ordinance; (5) keep said premises free from all mechanics' or other liens.

6. Until the delivery of deed to Purchaser, as herein provided, Purchaser shall have no title, legal or equitable, in said premises, but his rights and interest shall be limited to the right of possession, enjoyment, control and operation thereof as hereinafter provided.

7. Each and every contract for repairs and improvements on the premises hereof, 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 property herein agreed to be conveyed, and no contract or agreement, oral or written, shall be executed by the Purchaser for repairs or improvements upon the property aforesaid, except the same contain such express waiver or release of lien upon the part of the party contracting. A copy of each and every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and be retained by Seller.

8. The Purchaser shall not transfer or assign this agreement, or any interest therein, without the previous written consent of the Seller. 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 said premises, but shall render this contract null and void, at the election of the Seller.

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

10. Purchaser shall keep all buildings at any time on said premises insured at Purchaser's expense against loss by fire, lightning and tornadoes. Such insurance shall be with companies to be approved by the Seller and shall be in amounts at least equal to the sums remaining unpaid hereunder. Each policy shall require all payments for loss to be applied on said indebtedness. Purchaser, at his own expense, also shall procure and maintain public liability insurance in favor of the Seller in compliance with Illinois law and the Seller. All such policies shall be deposited by the Purchaser with the Seller.

11. Purchaser agrees to deposit with Seller, on each installment payment date, a sum equal to one-twelfth of the last ascertainable real estate tax assessed against said premises plus one-twelfth of the annual cost of all insurance required hereunder. Said payments shall be held by the Seller as a fund for the payment of general taxes and insurance premiums as they become due, but Purchaser shall have the obligation and responsibility of paying the same, together with all assessments or

5532214  
CITICORP MORTGAGE, INC.  
PAYOFF DEPT. M.S. 302  
P. O. BOX 790002  
ST. LOUIS, MO 63179-0002

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2350  
EL



Department of  
Planning and Development  
708 • 210 • 5300 ext. 350  
Fax 708 • 210 • 5368

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15320 Broadway Avenue  
Harvey, Illinois 60426



Date 5/31/95

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**POINT OF SALE EXEMPTION**

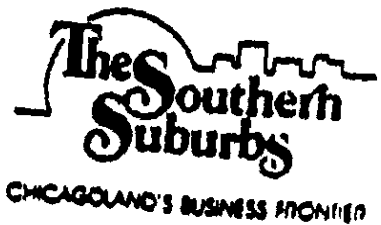
Please be advised that the point of sale for the property located at 133 W 156<sup>th</sup> St  
Harvey, Illinois 60426 does not require a point of sale inspection.

*Brenda L. Thompson*  
Brenda L. Thompson, Director  
Dept. of Planning & Development

95-15207-1

Nicholas Graves  
Mayor

Brenda L. Thompson  
Director



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