



# UNOFFICIAL COPY Real Estate Sale Contract

CHICAGO TITLE INSURANCE COMPANY • ILLINOIS FORM A

95471370

95471370

1. MURRAY WILLIAMS (Purchaser) agrees to purchase at a price of \$ 2,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

Hutchinsons Sub of Block 3 in Sub By Executive Order DEPT-01 RECORDING 11/23/95 \$23.50  
#1536 # JJ \* -95-471370  
TRAN 7017 07/20/95 10:38:00  
PIN: 20-02-368-040-0000 COOK COUNTY RECORDER

(If legal description is not included at time of execution, Either party authorized to insert thereafter.)  
commonly known as 4446 S. Greenwood, Chicago, Illinois and with approximate lot dimensions of PEC SURVEY together with the following property presently located thereon (strike items not applicable): (a) storm and screen doors and windows, (b) awnings, (c) outdoor television antenna, (d) wall-to-wall, hallway and stair carpeting, (e) window shades and draperies and supporting fixtures, (f) venetian blinds, (g) electric, plumbing and other attached fixtures as installed, (h) water softener, (i) refrigerator(s), (j) range(s), (k) garage door opener with DEPT-01 RECORDING #1536 # JJ \* -95-471370 TRAN 7017 07/20/95 10:37:00 outdoor (louvered) shutters, and also COOK COUNTY RECORDER

2. AGNES LEE for CHAPPEL CUMMINGS (Seller) (Insert names of all owners and their respective spouses)

agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title hereto (in joint tenancy) by a recordable WARRANTY deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any, (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, (h) mortgage or trust deed specified below, if any, (i) general taxes for the year 1995 and subsequent years, and subsequent years, and taxes which may accrue by reason of new or additional improvement during the year(s) 1995 and to

3. Purchaser has paid \$ 0 and will pay within 0 days the additional sum of \$ 0 in earnest money to be applied to the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus provisions, at the time of closing as follows (strike subparagraph not applicable)

3. Purchaser shall pay the purchase price per Articles of Agreement (See Rider)

(a) The payment of \$ 0  
(b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser (does) [does not] agree to assume) aggregating 0 bearing interest at the rate of 0 % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price

4. This contract is subject to the condition that Purchaser be able to procure within 0 days a firm commitment for a loan to be secured by mortgage or trust deed on the real estate in the amount of \$ 0 or such lesser sum as Purchaser accepts, with interest not to exceed 0 % a year to be amortized over 0 years, the commission and service charges for such loan not to exceed 0 %. If after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notified Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser, provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect (Strike paragraph if inapplicable)

5. The time of closing shall be on 0/0 or 20 days after notice that financing has been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reasons of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of 0/a or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser

6. Seller shall deliver possession to Purchaser immediately ~~on the date~~ ~~dis after the sale has been closed~~ Seller ~~is to pay~~ Purchaser the sum of \$ 0 for each day Seller remains in possession between the time of closing and the time possession is delivered

7. Seller agrees to pay a broker's commission to 0/a in the amount set forth in the broker's listing contract or as follows: 350

8. The earnest money shall be held by 0/a for the mutual benefit of the parties 770

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted. 43.50

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchasers within 10 days from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract. DEPT-01 RECORDING #1536 # JJ \* -95-471370 TRAN 7017 07/20/95 10:38:00 COOK COUNTY RECORDER

Dated 6-29-95

Purchaser [Signature]

Purchaser \_\_\_\_\_

Seller [Signature]

Seller \_\_\_\_\_

(Address) 22044 Crescent Way - Pktn Park, IL 60471

(Address) \_\_\_\_\_

(Address) 70 West 95th St New York NY

(Address) \_\_\_\_\_

# UNOFFICIAL COPY

Form 1004-1 (12/1/95)

R DEPT-01 RECORDING  
#1536 # JJ # 95-471370  
TRAM 7017 07/20/95 10:38:00  
COOK COUNTY RECORDER

1. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a title commitment for an amount of not less than \$100,000.00. The Insurance Company shall issue the title commitment on or after the date hereof, provided that the general exceptions contained in the policy are approved with the real estate as improved with a single family residence. The amount of the title commitment shall be the amount of the purchase price, covering the real estate on or after the date hereof, including the amount of the purchase price, covering the real estate as improved with a single family residence. The title commitment shall be issued by the Insurance Company, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The title commitment shall be issued by the Insurance Company, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

2. Buyer shall pay to Seller, not less than 5 days prior to the time of closing, the purchase price of the real estate, in full, in cash or by check, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The purchase price shall be paid to Seller, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The purchase price shall be paid to Seller, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

3. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

4. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

5. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

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7. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

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9. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

10. Seller shall deliver to Buyer, not less than 5 days prior to the time of closing, a copy of the deed, in duplicate, and the amount of the purchase price shall be the amount of the purchase price, covering the real estate as improved with a single family residence. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00. The deed shall be delivered to Buyer, not less than 5 days prior to the time of closing, and shall be in the amount of not less than \$100,000.00.

## CONDITIONS AND STIPULATIONS

95471370

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EDWARD J. ROSENFIELD COOK COUNTY TREASURER  
07/18/95 Receipt : 951875 Employee : MARGIE Page : 1

P I N : 96-67-308-040-0000 Volume : 000250

Address : 4446 S GREENWOOD/CHICAGO, IL 606533714

Name : ABRAHAM HALOVE

Mailing : 4446 S GREENWOOD/CHICAGO, IL 606533714

Legal Description :

Sub-Division Name : HUTCHINSONS SUB BE 3 HURBARD F K EXTR

Legal : HUTCHINSONS SUB OF BLE 3 IN SUB BY EXECUTORS OF F K HURBARD ( S  
FF A ) REC DATE: 03/09/1889 DOC NO: 01070864

ST-TX-BG	BLOCK	PT	LOT
02-32-14			0000010

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Deborah King  
6751 S. Constance  
Chicago, IL 60649

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