GROHGE & COLE

1 1€ h day of AGREEMENT, made this

NOVEMBER

, 1994 , hetween

Harold W. and Mary F. Thomas, husband and wife,

95140450

Curtis and Hilda Briggs, husband and wife

3,399.59

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants bereunder, Seller bereby covenants and agrees to convey to Purchaser in fee simple by Seller's installment agreement 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 3 TO 6, BOTH INCLUSIVE IN BLOCK 32 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. DEPT 01

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and Seller further agrice Sturmsh to Purchaser on or before Closing and Seller further agree 16 turnish to Purchaser on or before Closing 1994, at Seller's expense, the following evidence of litle to the premises: (a) Owners title insurance policy in the amount of the price, issued by , (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 4. 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 Seller's Attorney

the price of Two Hundred Ten Tiousand (\$2:0,000.00).

Dollars in the manner following, to-wit: Fift, Thousand (\$50,000.00) at the time of closing. The balance of One Hundred Sirty Thousand (\$160,000.00). Plus or minus prorations, paid in sixty (601 equal monthly installments plus one

twelfth (1/12) monthly real estate tax and building insurance payments with interest at the rate of 10% per cent per annum j ayable 19. the GMUUN

on the whole sum remaining from time to time unpaid.

Closing date or by mutual Possession of the premises shall be delivered to Purchaser on

, provided thre Turchaser 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 1994 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainal ie, 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 1923 and subsequent years and all taxes, special assessments and special taxes levied after for 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 Europaser 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 the 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 __20%___ per cent per annum until paid.

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.

agreement

- 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, or a 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 transferce 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 continuous 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 therefor to Seller.

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assessments, insurance premiums or any other item which Purchaser is obligated to pay 10. If Purchaser fails to pay hereunder. Selfer 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 20 per cent per annum until paid. per cent per annum until paid. 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 for feit all 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. 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. 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. 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 in enforcing any of the covenants and provisions of this agreement and incurred in any action brought 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. 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, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given. 16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the coverants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and covers judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of (acresult, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments. Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or access. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by air h persons jointly and severally. 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. 18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at To be designated 8210 S. Cottage Grove, Chicago, Purchaser at , or to the last known address

Purchaser at ______ 8210 S. Cottage Grove, Chicago, IL _____, or to the last known address of either party, shall be sufficient service thereof. Any nonce or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

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.

20. Seller warrants to Purchaser that no notice from any sity, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the elecation 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.

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 invalideding or affecting the remainder of such provision or the remaining provisions of this agreement.

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

year first above written. Sealed and Delivered in the presence of	(H.W.T.) Hand It Thomas (SEAL)
Date: November 14, 1994	(C.B.) Willes Bridge (SEAL) (H.B.) Liese E. Gray (SEAL)
"OFFICIAL SEAL" PATRICIA M. KOBEL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/23/97	hupaner. MAR (Bail 10: Bruce becker. 10540 Sixestern Chap. FL. 60643 Ste. 405
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November 14, 1994

Sellers:

Harold and Mary Thomas Curtis and Hilda Briggs

Purchasers: Property:

8206-14 South Cottage Grove Avenue, Chicago, Illinois

AGREEMENT

The parties to this agreement are the sellers and purchasers above noted.

The Greater Illinois Title Company under commitment number 4174750 which was sent in anticipation of a closing under an installment agreement for deed between the sellers and nurchasers discloses a recorded mortgage on the subject property to Central Federal Savings And Loan Association Of Chicago in the amount of \$70,000 on the subject property.

In consideration of the mutual obligations to close on the agreement Sellers and Purchasers agree:

1) To keep all payments current on the mortgage

2) To satisfy the mortgage in full on or before the purchasers payment of all amounts due under the contract for deed.

- 3) To provide the purchasers with current information that shows the payment of the mortgage to be current and in good standing.
- 4) that purchasers shall have the right to pay directly on the mortgage to Central Federal Cavings And Loan at anytime Seller's required payments to Central are unpaid or late and to deduct the amount paid from the principal of the dobt due under the contract for deed
- 5) In the event that Central Federal Savings should require that tax and insurance escrows be maintained, the parties shall deposit their proportionate amounts in such oscrows based on provations or amounts which may be owed retween the parties
- 6) Seller shall have the right to direct that nurchaser make any payments directly to Central Federal Savings, reasonable notice anticipated.

7) Sellers agree to seek any repairs for roof work previously performed which is quarateed to them and may not be assignabl

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"OFFICIAL SEAL
PATRICIA M. KOBEL
NOTARY PUBLIC, STATE OF ILLINOIS A
MY COMMISSION EXPIRES 10/23/27

Squacribed and sworn to before me this 14th day of November, 1994.

Patricia Kobel, Notary Public

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