

1. The purpose of this Agreement is to provide for the orderly liquidation of the partnership and to provide for the distribution of the assets of the partnership to the partners in accordance with the provisions of the partnership agreement and the laws of the State of New York.

2. The partnership is a general partnership formed under the laws of the State of New York. The partnership is engaged in the business of operating and maintaining a building at 1234 Main Street, New York, New York.

3. The partnership is owned and operated by the partners named in the partnership agreement. The partnership is not a corporation, partnership, or other entity under the laws of the State of New York.

4. The partnership is a partnership for all purposes of law. The partnership is not a corporation, partnership, or other entity under the laws of the State of New York.

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10/10/2010

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In a clean, simple and healthy condition and hereafter they will pay to the satisfaction of the Title Holder, as hereinafter provided, purchase price for the said premises, the expenses of the beneficiaries of the Title Holder in making the said repairs and in placing the said premises in a clean, simple, and healthy condition; or (b) notify the Purchaser to make such repairs and to place said premises in a clean, simple, and healthy condition within ten days of such notice; and, upon default by Purchaser in complying with said notice, then, immediately of Title Holder may, at their option, declare this Agreement forfeited and determined as in this Agreement provided.

17. In the event that the Title Holder's beneficiary shall fail to make payments on any existing mortgage, the Purchaser shall have the right to make such payments and deduct such payments made from the installments hereinafter due on this Contract for Trustee's Deed or deduct from the monthly payments due hereunder. Title Holder's beneficiary shall exhibit receipts for payments made by any mortgagee upon reasonable request of Purchaser.

18. It is understood and agreed that when Purchaser shall have paid the purchase price down to the minimum of _____ Dollars, Purchaser shall be entitled to receive a Trustee's Deed, as hereinabove provided, conveying the said real estate to them, subject to the obligations hereinbefore specified, and to any mortgages or mortgages, trust deed or trust deeds and assignment of rent then of record, which mortgages or mortgages, trust deed or trust deeds Purchaser shall assume and agree to pay and Purchaser shall give to Title Holder, by his beneficiary or their assignee a purchase money mortgage or trust deed and not to be secured thereby to an amount equal to the difference between the unpaid amount of this purchase price and the unpaid amount or amounts of the principal indebtedness secured by the mortgage or mortgages, trust deed or trust deeds, of record at the time of the delivery of said deed. The sum of money to be secured by said purchase money mortgage or trust deed and interest thereon shall be payable in monthly installments, each of which shall be equal to the payment required herein, if no mortgage exists, or equal to the difference between the payments herein provided and the sum of sums required to be paid monthly for principal and interest on the sum of mortgage, trust deed or trust deeds of record at the time of the delivery of said deed. The sum of money to be secured by said purchase money mortgage or trust deed shall bear interest at the rate of _____ per annum on the principal sum remaining from time to time unpaid.

19. It is expressly agreed between the parties hereto and the beneficiaries of said trust that the Title Holder is hereby authorized to accept and endorse any and all assignments of beneficial interest in Title Holder without the consent of the Purchaser, provided that said assignments shall be made subject to this Contract. It being further agreed that the beneficiaries of said Title Holder shall have the right to direct the Title Holder to issue its Trustee's Deed and said Trustee may convey said property without the consent of the Purchaser or notice to the Purchaser, provided, however, that said Trustee's Deed shall be subject to this Contract.

20. The Purchaser shall comply with all federal, state and municipal laws, ordinances and regulations pertaining to the operation of the property and will not permit said property to be used for any indoor or outdoor purposes. The Purchaser shall not permit waste to be committed or suffered on said premises.

21. If there be more than one person designated herein, and the verbs and pronouns associated therewith, although expressed in singular shall be read and construed as plural. Wherever the masculine gender is used herein it shall also be read and construed as the feminine as the case may be.

22. It is further mutually agreed by and between the parties hereto that the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the parties hereto.

23. All notices and demands herein required shall be in writing. The mailing of a notice by registered mail to the Title Holder at 111 Madison Street, Maywood, Illinois or to the Purchaser at _____ shall be sufficient notice thereof.

23 (a) In addition to the monthly installments as called for herein, Purchaser shall deposit with Title Holder's beneficiary, an amount equal to one-twelfth (1/12) the annual real estate taxes and insurance premiums on the aforesaid premises, to be paid at the same time that the monthly installment as called for herein is due. Said sum shall be held by Title Holder's beneficiary without interest and used to pay real estate taxes and insurance premiums when due. A default on the payment of insurance and taxes when due shall have the same legal consequences as the default on the payment of the purchase price.

23 (b) The Title Holder shall have the right to charge a late fee of \$50.00 for any payment due herein which is made after the 7th day of the month.

23 (c) The Purchaser's covenant and agree to make a Bona Fide mortgage application no later than April 1, 1996, and the Title Holder shall use its best effort to assist the Purchaser in their attempt to obtain a mortgage. In the event the Purchaser is unable to obtain a mortgage, the Title Holder agrees to extend the terms of these Articles for an additional 6 months, or until April 1, 1997.

24. This Agreement is executed by the undersigned, MAYWOOD PROVISO STATE BANK, not individually but solely as Trustee as aforesaid, and said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of the trust property which is the subject of this Agreement, and it is expressly understood and agreed by the parties hereto, notwithstanding anything herein contained to the contrary that each and all of the undertakings and agreements herein made are made and intended not as personal undertakings and agreements of the Trustee or for the purpose of binding the Trustee personally, but this Agreement is executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee and no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforced against said Trustee on account of any undertaking or agreement herein contained, either expressed or implied, or for the validity or condition of the title to said property, or for any agreement with respect thereto. All representations of Title Holder including those as to title, are those of Title Holder's beneficiary only. Any and all personal liability of MAYWOOD PROVISO STATE BANK is hereby expressly waived by the parties hereto and their respective successors and assigns.

Brenda Lewis
Home 2 Lockup

MAYWOOD PROVISO STATE BANK
as Trustee as aforesaid and not individually
BY: John B. Steenisha
VICE PRESIDENT TRUST OFFICER

MAIL TO: Box 3
PURCHASER

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