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Articles of Agreement

95092821

Made this 16th day of June, 1995, between

Thomas Ryan and Thomas F. Ryan, Jr., Seller, and

Stephan Fraizer and Leslie Fraizer, his wife, AS joint tenants, 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 stamped 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:

Lot 13 in Block 8 in Krenn and Dato's Crawford Peterson addition to North Edgewater in Section 3, Township 40 North, Range 13, east of the third principal meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-03-209-016

Address(es) of Real estate: 6210 North Lowell Ave., Chicago, IL

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of One Hundred Forty-Nine Thousand (\$149,000.00) Dollars in the manner following:

with interest at the rate of 8.5 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. 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

DEPT-01 RECORDING \$27.00
DEPT-01 RECORDING \$0.00
TRAN 4755 06/19/95 11:02:00
#5395 JIM #95-392821
COOK COUNTY RECORDER

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 16th day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF

Thomas Ryan (SEAL)

Thomas F. Ryan, Jr. (SEAL)

Stephan Fraizer (SEAL)

Leslie Fraizer (SEAL)

BOX 333-CTI

7546538J
95092821

2779
240
51
28

95092821

95.192821

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
1	Dollars Cr.	Dollars Cr.	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

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DATE	INTEREST	PRINCIPAL	REMARKS
	Dollars Cr.	Dollars Cr.	

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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State of Illinois,

Cook

County ss:

Patricia Patterson

a Notary Public in and for said County and State, do hereby certify that

Thomas Ryan + Thomas R. Ryan, Jr personally known to me to be
the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day
in person and acknowledged that *they* signed and delivered the said instrument as *the* free and voluntary act,
for the purposes and therein set forth.

Given under my hand and official seal, this

16 day of *June*, 19*95*.

My commission expires:

[Signature]
Notary Public



This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Bill Information Form is required to be recorded with this instrument.

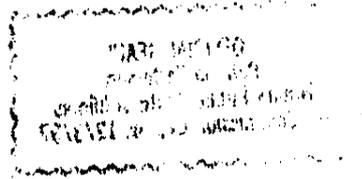
Mailed to,

prepared by:

Jim Levine
8707 Skokie Blvd
Skokie, Ill

6077

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State of Illinois, *Cook* County ss:
I, **Patricia Patterson**

a Notary Public in and for said County and State, do hereby certify that
Stephen Fringer & Leslie Fringer personally known to me to be
the same person(s) whose name(s) *are* subscribed to the foregoing instrument, appeared before me this day
in person and acknowledged that *they* signed and delivered the said instrument as *the* free and voluntary act,
for the purposes and therein set forth.
(Given under my hand and official seal, this *16* day of *June*, 19*95*.)

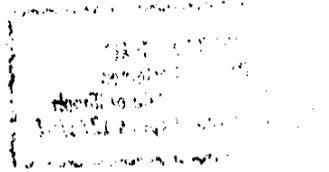
My commission expires:



[Signature]
Notary Public

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