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06487567

SALES CONTRACT

December 21, 1993

DEPT-01 RECORDING

\$25.50

T#2222 TRAN 1061 06/25/96 14:27:00
#8690 + JL *-96-487567
COOK COUNTY RECORDER

I, Thomas Ryan and Shiela Ryan, agree to sell our house located at 4820 N. Spaulding to Guy-Roger Pesnaux and Kemika Nhochai-Pesnaux for the sum of \$99,000 U.S. dollars.

Guy-Roger Pesnaux and Kemika Nhochai-Pesnaux have given us, Thomas Ryan and Shiela Ryan the sum of \$9,500 as a down payment. Therefore the principle balance will be \$89,500 which we, Thomas Ryan and Shiela Ryan, agree to finance at 4.25% for the period of 12 years or 144 equal payments of \$621.52 + 4.25% or \$26.41 for a total sum of \$647.93 payable on the 20th of each month for 12 years.
\$652.60

We, Thomas Ryan and Shiela Ryan further agree to pay 50% of real estate taxes and 50% of home owner's insurance for 12 years.

I, Thomas Ryan and Shiela Ryan, guarantee that there are no liens on said property located at 4820 N. Spaulding, Chicago, Ill. 60625.

I, Thomas Ryan and Shiela Ryan agree to turn over all documents, real estate taxes, insurance papers, deed, guarantees, copies of title and all other documents concerning this property.

To the best of my knowledge I know of no problems affecting this property.

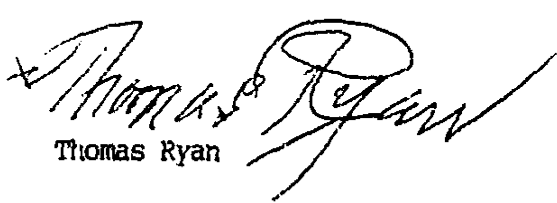
F	2550	A
P		P
T	2550	V
I		

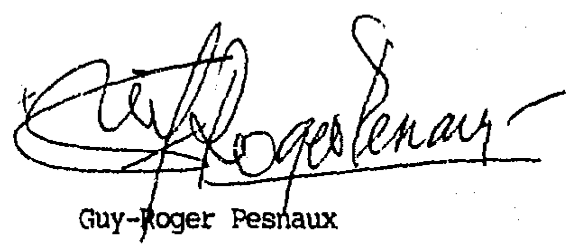
We, Guy-Roger Pesnaux and Kemika Nhochai-Pesnaux, agree to pay the sum of \$647.93 to Thomas Ryan or Shiela Ryan each month for 12 years for the sale of their house located at 4820 N. Spaulding, Chicago, Ill. 60625.

The final payment of \$647.93 will be due on January 20, 2006.

(Note): The interest rate of 4.25% is fixed for 12 years.

The seller or sellers agree to pay all costs related to this real estate sales contract.

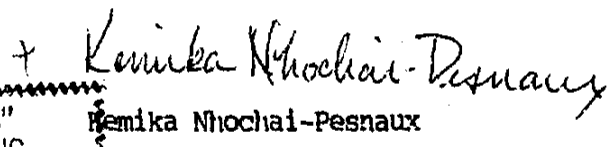

Thomas Ryan


Guy-Roger Pesnaux

Subscribed and sworn to before me this 21 Day of December 19 93 at Chicago, County of Cook, State of Illinois


Notary Public

"OFFICIAL SEAL"
DOREEN SPERLING
Notary Public Cook County, Illinois
My Commission Expires August 18, 1996

+ 
Kemika Nhochai-Pesnaux

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SECRET

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01/21/95

I, Thomas Ryan, sold my house located at
4820 North Spaulding Avenue, Chicago, Illinois, 60625
(Permanent Real Estate Index Number 13-11-429-022-000) to
Guy-Roger Pesnaux and Kemika Nhochai-Pesnaux for the sum of
99,000 U.S. dollars.

As indicated on a sales contract drawn on December 21, 1993,
I received the sum of 9,500 U.S. dollars as down payment. Since
January 20, 1994 I have received 750 U.S. dollars on the 20th of
every month for a total of fourteen consecutive months ending on
February of 1995 for a total of 10,500 U.S. dollars, bringing the
total of monies received from Mr. and Mrs. Pesnaux to \$20,000 U.S.


I, Thomas Ryan, agree to finance the balance of 79,000 U.S.
dollars to Mr. and Mrs. Pesnaux payable each month with a minimum
amount of 550 U.S. dollars and a maximum amount of \$79,000.00
U.S. with unlimited prepayment privilege without penalty.

NOTE:

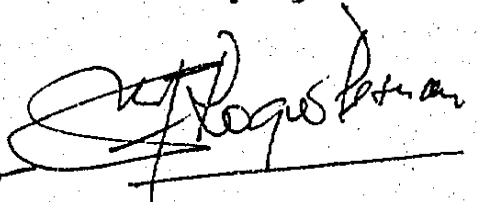
- 1) I, Thomas Ryan, will pay half (50%) of Real Estate taxes, half (50%) of home owner's insurance for the duration of the contract.
- 2) I, Thomas Ryan, agree to turn over to Guy-Roger Pesnaux all documents, deed, title, quit-claim deed, associated with said property commonly known as 4820 North Spaulding Avenue, Chicago, Illinois, 60625.


Thomas Ryan

Guy-Roger Pesnaux

 GUY-ROGER PESNAUX
4820 N. SPAULDING
CHICAGO, ILL. 60625

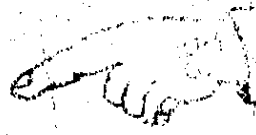
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95107567



PREPARED BY:
ANN DESECKI
CHICAGO, IL 60639

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RECORD AND RETURN TO:

CRAGIN FEDERAL BANK FOR SAVINGS
5133 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60639

(Space Above This Line For Recording Data)

MORTGAGE

01-70175-48

THIS MORTGAGE ("Security Instrument") is given on **NOVEMBER 4, 1993**. The mortgagor is **THOMAS RYAN, A WIDOWER**

("Borrower"). This Security Instrument is given to **CRAGIN FEDERAL BANK FOR SAVINGS**

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**, and whose address is **5133 WEST FULLERTON AVENUE CHICAGO, ILLINOIS 60639** ("Lender"). Borrower owes Lender the principal sum of **FIFTY THOUSAND AND 00/100** Dollars (U.S. \$ **50,000.00**).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **DECEMBER 1, 2018**

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in **COOK** County, Illinois:

LOT THIRTEEN (13) IN BLOCK TWO (2) IN COLLINS AND GAULETT'S NORTHWESTERN SUBDIVISION OF THE EAST HALF (E.1/2) OF BLOCKS TWENTY-TWO (22) AND TWENTY-SEVEN (27) IN JACKSON'S SUBDIVISION OF THE SOUTH EAST QUARTER (S.E.1/4) OF SECTION ELEVEN (11) AND THE SOUTH WEST QUARTER (S.W.1/4) OF SECTION TWELVE (12), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-11-429-022-0000

which has the address of **4820 SPAULDING, CHICAGO** Street, City, Illinois **60625** ("Property Address"); Zip Code

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP -8R(IL) (9101)

VMP MORTGAGE FORMS - (313)283-8100 - (800)521-7291

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DPS 1089 Form 3014 9/90

Initials: **TR**

A.I.C.F.
BOX 370

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