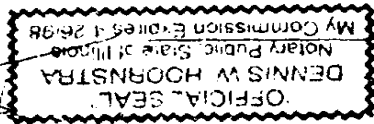


Commission expires

Given under my hand and official seal this _____ day of _____ 19____

STATE OF ILLINOIS
COUNTY OF _____
Commission expires _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT



Given under my hand and official seal this _____ day of _____ 19____

STATE OF ILLINOIS
COUNTY OF _____

100 W. Roosevelt Rd., Unit B-8, Wheaton, IL 60187
Dennis W. Hoornstra, Attorney at Law

SELLER: _____
BUYER: _____

IN WITNESS OF THE PARTIES HERETO HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS _____ DAY OF _____ 19____

- 31. RECORDING: The parties shall record this Agreement or a memorandum thereof at Buyer's expense.
32. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof.
33. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than _____

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RIDER TO ARTICLES OF AGREEMENT FOR DEED

The terms, conditions, obligations, and undertakings contained in this Rider to Articles of Agreement for Deed, where they conflict with the terms, conditions, obligations, and undertakings of the Articles of Agreement for Deed, shall take precedence.

A. Beginning with the January 1, 1997 monthly installment payment, Buyer shall additionally pay Seller each month, 1/12 of the previously determined real estate tax bill for the subject property.

B. Seller shall timely pay the second installment of the 1995 general real estate taxes and the first installment of the 1996 general real estate taxes.

C. Monthly installment payments and tax escrows shall be payable on the first day of the month beginning with the month in which the initial closing occurs.

D.1) In the event, within the first fourteen (14) months from the date of this Agreement, either Marquette National Bank or Republic Bank of Chicago shall sue to foreclose on their respective mortgage liens now placed of record against the subject property, the following events shall occur

FIRST: Sellers shall use their best efforts to refinance the loan being foreclosed or otherwise settle with the mortgage lender to cure any and all defaults such that the mortgage company either dismisses the mortgage foreclosure lawsuit or continues the judicial proceedings without proceeding to judgment;

SECOND: If, after sixty (60) days from service of summons upon either seller of a mortgage foreclosure lawsuit of a mortgage lien now placed upon the subject property, sellers have not accomplished any one of the requirements of Sub-Paragraph FIRST of this Paragraph D, buyers shall have the right at that time to apply for financing in order to complete any early purchase of the subject property.

D.2) In the event a mortgage foreclosure suit is begun on a current mortgage holder after fourteen (14) months from the date of this Agreement, sellers shall not be obligated to pursue any remedy set forth above.

D.3) In the event buyers secure a mortgage loan pursuant to the terms of and occurrences contemplated in Paragraph D.1) above and further are prepared to close on the purchase of the subject property no later than ninety (90) days after the first day they are eligible to apply for financing, the buyers shall receive a reduction in the sales price of

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