96818942

UNOFFICIAL COPY Articles of Agreement

| MICHAEL FLEMING Seller, and JODIE MCGUIRE 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 output care to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and output care, the following described real estate in the County of COOK THE NORTH 23.5 FEET OF LOT 11 IN BLOCK 5 IN CONNAY'S RESUBDIVISION OF BLOCK 6 AND THE WEST PART OF BLOCK 5 (EXCEPT SOUTH 30 FEET) IN HECOX'S SUBDIVISION IN BLOCK 6 AND THE WEST PART OF BLOCK 5 (EXCEPT SOUTH 30 FEET) IN HECOX'S SUBDIVISION IN PROPERTY OF BLOCK 6 AND THE WEST PART OF BLOCK 5 (EXCEPT SOUTH 30 FEET) IN HECOX'S SUBDIVISION IN PROPERTY OF BLOCK 6 AND THE WEST PART OF BLOCK 5 IN FRINK'S SUBDIVISION IN THE THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH, RANGE 13 AND THE SOUTHINST 1/4 OF SECTION 9, TOWNSHIP 35 MORTH MEDITARY STORE AND THE SECTION 9, TOWNSHIP 35 MORTH MEDITARY STORE AND THE SECTION 9, TOWN SHIP 1/4 AND | | | |
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| 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 ugrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and convey and assure to the Purchaser's part to be made and performed, the Seller hereby covenants and ugrees to convey and assure to the Purchaser's part to be made and performed, the Seller hereby covenants and dowert, the following described real estate in the County of COOK and Site of LILINOIS. THE NORTH 23.5 FRET OF LOT 11 IN BLOCK 5 IN CONWAY'S RESUBDIVISION OF BLOCK 6 AND THE WEST PART OF BLOCK 5 (EXCEPT SOUTH 30 FEET) IN HECOX'S SUBDIVISION IN BLOCK 6 AND THE WEST PART OF BLOCK 5 IN FRINK'S SUBDIVISION IN THE THE SOUTHIEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 AND THE SOUTHIEAST 1/4 OF SECTION 9, TOWNSHIP 10 SISHIP 39 NORTH, RANGE 13 AND THE SOUTHIEAST 1/4 OF SECTION 9, TOWNSHIP 10 SISHIP 39 NORTH, RESUBDIVISION IN THE THE SOUTHIEAST 1/4 OF SECTION 9, TOWNSHIP 10 SISHIP 39 NORTH, RESUBDIVISION IN THE THE SOUTHIEAST 1/4 OF SECTION 9, TOWNSHIP 10 SISHIP 39 NORTH, RESUBDIVISION 10 SISHIP 39 NORTH WALLER, CHICAGO, ILLINOIS 10 | n | NOVEMBER , 19 94, between | 15th day |
| 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 hereity covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient | i | , Seller, and | MICHAEL F |
| mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to zonvey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and OUITCLAIM DEED Ufficientrecordable Warranty Deed, with release and waiver of the right of homestend and dow- rt, the following described real estate in the County ofCOOK | • | , Purchaser, | JODIE MCG |
| RESUBDIVISION OF BLOCK 6 AND THE WEST PART OF BLOCK 5 (EXCEPT SOUTH 30 FEET) IN HECOX'S SUBDIVISION IN BLOCK 6 AND THE WEST PART OF BLOCK 5 IN FRINK'S SUB LIVISION IN THE THE SOUTHWEST 1/4 OF SECTION 9, 70% ONTH, RANGE 13 AND THE SOUTHWEST 1/4 OF SECTION 9, 70% ONTH, RANGE 13 AND THE SOUTHWEST 1/4 OF SECTION 9, 70% ONTH, RANGE 13 AND THE SOUTHWEST 1/4 OF SECTION 9, 70% ONTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERCYPAN, IN COOK COUNTY, ILLINOIS DEFI-01 RECORDING 15/2722 IRRA 7637 10/28/96 12 94439 \$ K.P. \$ 96-3 1. COOK COUNTY RECORDER Permanent Real Estate Inde: Number(s): 16-08-404-024 Address(es) of Real Estate: 323 NORTH WALLER, CHICAGO, ILLINOIS 16/818/94 And the Purchaser hereby covenants and agrees to 5-y to the Seller the sum of \$8000.00 EIGHT THOUSAND AND MO/ HUNDRES DOINS AND TAKE OVER PAYMENT OF FOUR HUNDRED AND THIRTY FIVE DOLLARS 30.00) TAKE OVER PAYMENT OF FOUR HUNDRED AND THIRTY FIVE DOLLARS 30.00) OR MORE PER MONTH COMMENCING ON F.S.T DAY OF DECEMBER 1994 AND LIKE SUM OF FOUR HUNDRED AND THIRTY FIVE (435.00) DOLLARS OR I MORE ON FIRST DAY OF EACH MONTE. WITH interest at the rate of 12.6 per centum per annum payable memaining from time to time unphaid, and to pay all taxes, assessments, o impositions that may be legally levied or imposed upon said real estate, subsequent to the year 93 And m Ase of the failure of the Purchaser of make any of the payments. or any part thereof, or perform any of the Ovenants on the Purchaser's part ereby made and entered into, this agreement shall, at the option of the Seller, be ferfeited and determined, and ill 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 purchaser's part ereby made and entered into, this agreement shall, at the option of the Seller, be ferfeited and determined, and ill sums theretofore received shall be retained by the Seller in full satisfaction and is liquidation of | o d | the Seller hereby covenants and agrees to ill incumbrances whatever, by a good and d waiver of the right of homestead and dow- | on the Purchaser's part to be made and pend assure to the Purchaser, in fee simple, of QUITCLAIM DEED recordable Warranty Deed, with rellowing described real estate in the County of |
| Permanent Real Estate Index Number(s): 16-08-404-024 Address(es) of Real Estate: 323 NORTH WALLER, CHICAGO, ILLINOIS G818'94 and the Purchaser hereby covenants and agrees of pry to the Seller the sum of seller the sum of the manner following: Eight Thousand and NO/ HUNDRES DOWN: AND Dollars on the manner following: Eight Thousand And NO/HUNDRED DOLLARS DOWN: AND TAKE OVER PAYMENT OF FOUR HUNDRED AND THIRTY FIVE DOLLARS(435.00) OR MORE PER MONTH COMMENCING ON F.R.T. DAY OF DECEMBER 1994 AND LIKE SUM OF FOUR HUNDRED AND THIRTY FIVE (435.00) DOLLARS OR I MORE ON FIRST DAY OF EACH MONTE. with interest at the rate of 12.6 per centum per annum payable of the failure of the Purchaser of imposed upon said real estate, subsequent to the year 93. And make any of the failure of the Purchaser of the make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part ereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and ill sums theretofore received shall be retained by the Seller in full satisfaction and in Jundation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid, eller warrants to Purchaser that no notice from any city, village or other governmental authority of a welling code violation which existed in the dwelling structure before the execution of this contract. The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained hall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respect ve parties Allen A Lefkovitz A ASSOC, 3 Fund Nogle Page 14 1600. WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first | \$23.5 | THE WEST PART OF BLOCK SCOX'S SUBDIVISION IN BLOCK 5 IN FRINK'S SUB 1/4 OF SECTION 8, TOWNSHIP THWEST 1/4 OF SECTION 9, TOWNSHIP OF THE THIRD PRINCIPAL OLS . BEFT-01 RECORDING | RESUBDIVISION OF BLOCK 6 5 (EXCEPT SOUTH 30 FEET) BLOCK 6 AND THE WEST PA DIVISION IN THE THE SOUTH NORTH, RANGE 13 AND THE PORNSHIP 39 north, range |
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| and the Purchaser hereby covenants and agrees of y to the Seller the sum of S8000.00 EIGHT THOUSAND AND MO/ HUNDRES Dollars in the manner following: EIGHT THOUSAND AND NO/HUNDRED DOLLARS DOWN: AND TAKE OVER PAYMENT OF FOUR HUNDRED AND THIRTY FIVE DOLLARS (435.00) OR MORE PER MONTH COMMENCING ON F.R.T. DAY OF DECEMBER 1994 AND LIKE SUM OF FOUR HUNDRED AND THIRTY FIVE (435.00) DOLLARS OR I MORE ON FIRST DAY OF EACH MONTH. With interest at the rate of 12.6 per centum per annum payante MONTHLY annually on the whole sum emaining from time to time unpaid, and to pay all taxes, assessments, o impositions that may be legally levied or imposed upon said real estate, subsequent to the year 93. And m was of the failure of the Purchaser's part ereby made and entered into, this agreement shall, at the option of the Seller, be foreitted and determined, and ill sums theretofore received shall be retained by the Seller in full satisfaction and in Iquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid. Heller warrants to Purchaser that no notice from any city, village or other governmental authority of a welling code violation which existed in the dwelling structure before the execution of this contract. The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained thall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties Allen A Lefkovitz ASSOC. 3 Fund Natl Plaza G1960 Chicage Li 60602 | | <u>-404-024</u> | nent Real Estate Index. Number(s): |
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| TAKE OVER PAYMENT OF FOUR HUNDRED DOLLARS DOWN: AND TAKE OVER PAYMENT OF FOUR HUNDRED DND THIRTY FIVE DOLLARS (435.00) OR MORE PER MONTH COMMENCING ON F. R.T. DAY OF DECEMBER 1994 AND LIKE SUM OF FOUR HUNDRED AND THIRTY FIVE (435.00) DOLLARS OR I MORE ON FIRST DAY OF EACH MONTH. With interest at the rate of 12.6 per centum per annum payable MONTHLY annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, o impositions that may be legally levied or imposed upon said real estate, subsequent to the year 93. And make of the failure of the Purchaser of make any of the payments, or any part thereof, or perform any of the covannts on the Purchaser's part pereby made and entered into, this agreement shall, at the option of the Seller, be for letted and determined, and ill 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. The contract is a performent of the seller warrants to Purchaser that no notice from any city, village or other governmental authority of a welling code violation which existed in the dwelling structure before the execution of this contract. The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained thall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respect ve parties. Allen A Lefkevitz + ASSOC 3 Final Plaza Griffold Chicage TL 60602 | , | | |
| welling code violation which existed in the dwelling structure before the execution of this contract has been eccived 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 hall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respect ve parties Allen A Lefkovitz +ASSOC, Front Nati Plaza Giller Chicago II 60602 N WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first | | te MONTHLY annually on the whole sum ts, o impositions that may be legally levied. And m ase of the failure of the Purchaser of the covenants on the Purchaser's part the Selier, be forfeited and determined, and sfaction and in liquidation of all damages by detake possession of the premises aforesaid. | est at the rate of 12.6 per centum per annifrom time to time unpaid, and to pay all taxes, a upon said real estate, subsequent to the year pay of the payments, or any part thereof, or per de and entered into, this agreement shall, at the eretofore received shall be retained by the Seller sustained, and the Seller shall have the right to results. |
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| N WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | covenants and agreements herein contained rators and assigns of the respect vo parties | f payment shall be of the essence of this contract d to and be obligatory upon the heirs, executors |
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| | | eir hands and seels the day and year first | ESS WHEREOF, the parties hereto have hereuten. |
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