

UNOFFICIAL COPY 96818942

Articles of Agreement

Made this 15th day of NOVEMBER, 19 94, between

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

sufficient QUITCLAIM DEED 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:

THE NORTH 23.5 FEET 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 SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

DEPT-01 RECORDING \$23.50
T#2222 TRAN 7637 10/28/96 12:28:00
#9439 # KE * - 96 - 2 18942
COOK COUNTY RECORDER

Permanent Real Estate Index Number(s): 16-08-404-024

Address(es) of Real Estate: 323 NORTH WALLER, CHICAGO, ILLINOIS

96818942

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$8000.00 EIGHT THOUSAND AND NO/ 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 FIRST DAY OF DECEMBER 1994 AND LIKE SUM OF FOUR HUNDRED AND THIRTY FIVE (435.00) DOLLARS OR 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, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 93. 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

Allen A Lefkowitz & Assoc,
3 First Natl Plaza St 1960
Chicago IL 60602

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

SEALED AND DELIVERED, IN PRESENCE OF

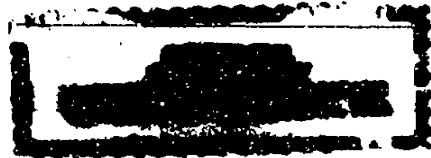
[Signature]

Michael Fleming (SEAL)

SELLER (SEAL)

Jodie McGuire (SEAL)

PURCHASER



UNOFFICIAL COPY

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cr.	Dollars Cr.	

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GEORGE E. COLE®
LEGAL FORMS

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