

UNOFFICIAL COPY

Articles of Agreement

Made this 30<sup>th</sup> day of December, 1996, between  
ELMER SCOTT, Seller, and  
GREGORY WALLS, 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 \_\_\_\_\_ 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 WEST 135 FEET OF LOT 3 AND THE WEST 135 FEET OF THE SOUTH 7 FEET OF LOT 2 IN BLOCK 57 IN WASHINGTON HEIGHTS IN THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

. DEPT-01 RECORDING \$23.50  
. T#7777 TRAN 4646 12/30/96 09:31:00  
. #6485 # RH \*-96-978581  
. COOK COUNTY RECORDER  
. DEPT-10 PENALTY \$20.00

PIN#: 25-19-206-003-0000  
ADDRESS: 11165 South Ashland Avenue, Chicago, Illinois 60643

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$35,000.00  
Thirty Five Thousand and 00/100 Dollars  
in the manner following:

\$5,000 down payment and \$396.46 per month  
for 120 months, Plus 1/12 of yearly Taxes and  
Insurance.

with interest at the rate of 10 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 1996. 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 any dwelling code violation has heretofore been issued and received by the owner or his agent with respect to any dwelling structure on said real estate.

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.

Handwritten calculation:  
+ 2350  
+ 20  
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4350

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 }  
Mark Scott

Gregory Walls (SEAL)  
GREGORY WALLS  
Elmer Scott (SEAL)  
ELMER SCOTT (SEAL)

96978581

