

COOK COUNTY  
RECORDED  
JESSE WHITE  
MAYWOOD OFFICE

ARTICLES OF AGREEMENT  
FOR WARRANTY DEED

NO. 75  
February, 1995

96049745

GEORGE E. COLE  
LEGAL FORMS

CAUTION: Carefully read before using or signing. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

# Articles of Agreement

Made this 30th day of November, 1995, between  
Jewel Turner, Seller, and  
Diane Turner, 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 general 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:

Lot 12 and the North 1/2 of Lot 13 in Block 2 In Clifford & Wadleigh's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 17, East of the Third Principal Meridian in Cook County Illinois

Permanent Real Estate Index Number(s) 16-04-114-031-0000  
Address(es) of real estate: 1430 North Latrobe Avenue Chicago, IL 60651  
and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$125,000.00 3 PURC CTR  
in the manner following:

\*8001\*\*  
RECORDING # 23.00  
MAILINGS # 0.50  
96049745 #  
PENALTY # 20.00  
SUBSTANTIAL 43.50  
Check  
11/18/95  
Dollars 13:00

\$1,000.00 earnest money has been paid  
\$896.00 per month for 30 years (January 30, 2026)  
This payment includes taxes, and interest payments  
Payments shall begin February 1, 1996

with interest at the rate of 0 per centum per annum payable 0 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 1995. 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.

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  
OFFICIAL SEAL  
ROSEMARY A TRIPLETT 11/9/96  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 10/27/99  
Jewel Turner (SEAL)  
Diane Turner (SEAL)  
Rosemary Triplet (SEAL)

This document was prepared by Atty. Rosemary A. Triplet P.O. Box 23501, Chicago, IL 60623 (12)521-3115

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23,500  
2000  
43.50

