



NORTHWEST ASSOCIATION OF REALTORS® REAL ESTATE CONTRACT

96131987

UNOFFICIAL COPY

1. TO: OWNER OF RECORD DATE OF OFFER: 01-23-96
 2. OFFER TO PURCHASE: WVA (OFFER) RICHAEL & LUIS RIVERA
 3. 1820 74th Ct (PURCHASER'S ADDRESS) FLMWOOD PARK IL 60
 4. 3573 (CITY) LYNDALE (STATE)
 5. CHICAGO (CITY) COOK (COUNTY) IL (STATE) 60625

6. Either party may attach the legal description and/or permanent index number as a later date.
 7. **PERSONAL PROPERTY:** The following is a list of personal property, if any, to be included in the purchase price and for which a bill of sale is to be given at the time of closing:
 8. equipment, heating, lighting and plumbing fixtures, cabinets, painted vegetation, screens, storm doors and windows, shutters, drapery, rods, curtain rods, etc.
 9. and PERSONAL PROPERTY AND THE FOLLOWING ITEMS OF PERSONAL PROPERTY:

10. **1. TIME FOR ACCEPTANCE:** This offer shall be null and void unless accepted by Seller no later than 01-23-96
 11. **2. PURCHASE PRICE:** The purchase price is \$ 621,000
 12. **3. EARNEST MONEY:** Purchaser will have paid total earnest money in the amount of \$ 3,000 (10% of purchase price). The funds to be held by the escrowee, if Purchaser requests earnest money to be placed in an interest-bearing account, Fidelity (FID) (which includes Internal Revenue Service Form 754) must be checked.

13. **4. PAYMENT OF THE PURCHASE PRICE:** The payment, including earnest money and subject to applicable provisions, shall be paid by cashier's or certified check, or mutually agreeable negotiable instrument, to the escrowee, if any, on the date of closing.
 14. **5. HOMEOWNERS' WARRANTY:** This contract is subject to the condition that Purchaser shall not be bound to purchase a home with a home warranty unless the seller of the real estate in the amount of \$ 0 or such lesser sum as Purchaser accepts, with annual interest of not more than 0% per year, with maximum interest never to exceed 0%, plus mortgage insurance, if required, to be amortized over 0 years, with the loan origination underwriting charge to be paid by Purchaser for such loan not to exceed 0% (including VA funding fees, if any). Purchaser shall make written loan application with lender(s) business days after acceptance of this contract. FAILURE TO DO SO SHALL CONSTITUTE A DEFAULT OF THIS CONTRACT. Purchaser and Seller shall not be bound by these terms for their mortgage at the time of loan application. The escrowee shall inform the Seller or the Seller's agent of where the Purchaser has applied for a mortgage commitment, and if the Purchaser shall consent to the making of reasonable inquiries as to the status of said mortgage commitment. If after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified, then Purchaser may, within that time, notify the Seller in writing of (a) a request for an extension of time for mortgage commitment or (b) a declaration that the contract is null and void in which event all earnest money shall be returned to Purchaser. If Seller does not agree to the extension requested, Purchaser will be deemed to have accepted the extension and the contract shall become null and void. If Seller is not notified in writing by Purchaser within (3) business days of either remove the contingency and proceed to a cash transaction OR declare the contract null and void. IF SELLER IS NOT NOTIFIED IN WRITING BY PURCHASER, PURCHASER SHALL BE DEEMED TO HAVE ACCEPTED SUCH CONTINGENCY OR AGREED TO PURCHASE THE PROPERTY WITHOUT SUCH MORTGAGE CONTINGENCY. If Seller or Seller's agent within (30) days following Purchaser's notice to cancel this contract procures for Purchaser such commitment or notifies Purchaser that Seller will accept a purchase money mortgage on the same terms, the Contract shall remain in full force and effect. In such event Seller shall notify Purchaser within five (5) business days of Purchaser's notice of Seller's refusal to provide or obtain such financing, and Purchaser shall return to Seller or Lender as requested information and shall sign all papers necessary to obtain the mortgage commitment and to close the sale.

15. **6. SALE OF REAL ESTATE:** This contract is subject to the acceptance of this following with WRITTEN NOTICE in writing, for the following reasons:
 16. (A) Execution of a contract for sale of the real estate on 01-23-96. Said contract will not be contingent upon the sale of real estate, and/or
 17. (B) Closing of the sale of the real estate, on or before 01-23-96.
 18. If the contingencies have not been met or waived by the Purchaser on or before the specified date and any mortgage contingency is included in the contract has not been waived by the Purchaser, this contract shall become null and void and all earnest money shall be returned to the Purchaser.
 19. The parties agree that the Seller's property shall remain on the market during the term of such contingency period and any period being allowed for Attorney's Review of the contract in the event Seller accepts another bona-fide offer to purchase the subject property during such period, Seller shall notify Purchaser of same. Purchaser shall then have 0 hours after Seller gives such notice to either (a) accept the offer or (b) advise Seller that Seller shall not be bound by this contract. If Purchaser does not so advise the contingencies then the contract shall become null and void and all earnest money shall be returned to the Purchaser upon written notice of all parties to escrowee. IN THE EVENT SUCH NOTICE IS GIVEN BY SELLER, IN ADDITION TO WAIVING A MORTGAGE CONTINGENCY, WHETHER OR NOT PURCHASER HAS, IN FACT, OBTAINED A MORTGAGE COMMITMENT.

20. **7. TIME AND PLACE OF CLOSING:** Closing or escrow payoff shall be on 01-23-96 at 01:00 PM or at such time as mutually agreed upon in writing, provided title has been shown good and merchantable or has been accepted by Purchaser, by conveyance by deed (if not a warranty deed) (or other appropriate deed) if a sale is voided in trust or in an escrow with release of home-stead rights and payment of the balance of the purchase price (with appropriate credits for or against money and other ascertainable items) and delivery of a purchase money mortgage if applicable. The sale shall be closed at the office of Purchaser's mortgage, at the title company escrow closing office situated geographically nearest the property, or as shall be agreed mutually by the parties hereto.
 21. **8. TITLE:** Title, when conveyed, shall be good and merchantable, subject only to general liens, estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

22. **9. TAXES:** Seller represents that the most recent ascertainable full year for the year 1995 is \$ 10,667, which reflects the following as reported (strike inapplicable):
 23. (a) homeowner, vendor, or other tax, or none. 10570
 24. (b) **PROVISIONS:** (a) Real estate taxes based upon 100% of the most recently ascertainable full year for the full year tax bill, rents, association dues, accrued interest on mortgage indebtedness for mortgages which are being assumed and other provable items shall be prorated to the date of the actual closing. If the current real estate taxes are based on the fact that the Seller qualified for any exemption, Seller agrees that he or she shall have executed all documents prior to or at the closing necessary to preserve said exemption. Seller is responsible for full payment of any special assessments currently outstanding against the property, except those included in Paragraph 12 (b) hereof. N/A
 25. (b) Seller represents that as of the date of acceptance hereof, the association dues pertaining to the property are N/A. Seller shall provide at Purchaser's request, prior to closing, copies (if any) of all Association Declarations, By-Laws, Articles, and Rules and Regulations.

26. **10. POSSESSION:** (a) Possession shall be delivered not later than (Strike inapplicable provision) (i) at closing, (ii) on 01-23-96, provided that Seller has been closed. For purposes of this contract, possession shall be deemed to have been delivered when the Seller or Seller's agent has delivered the deed to the escrowee at the office of the title company.
 27. (b) Seller agrees to pay at closing the sum of \$ 0 per day to the Purchaser as rent from and including the day after closing to and including 01-23-96, regardless of when possession is actually delivered. Purchaser shall not be required to pay any amount for rent or occupancy beyond the date actual possession is surrendered.

28. **11. BROKERAGE FEE:** Broker's fee shall be paid by the Seller to the Listing Company in accordance with the listing agreement.
 29. **12. CONDITION OF SYSTEMS, EQUIPMENT AND APPLIANCES:** Seller represents that as of the date and time of possession, (a) all systems, equipment and appliances, if any, to be conveyed or used by or for the Buyer, shall be in operating condition, including but not limited to all mechanical equipment, heating, air conditioning, water heaters and radiators, sewer and venting systems, electrical systems, and other systems, with the exception of those specifically listed in the attached schedule of items to be conveyed to the Buyer, which shall be in good working condition and ready for use at the time of possession.
 30. **PROPERTY IS SOLD IN ITS "AS IS" CONDITION** and to the best of Seller's knowledge, there is no known foundation and free from leaks.
 31. **13. RISKS AND GENERAL CONDITIONS:** This contract is subject to the General Conditions on the back page hereof and the following: 103, 100
 32. AND NORTHWEST SUBURBAN BAR ASSOCIATION approved Rider numbers 103, 100
 33. attached hereto, which Riders and General Conditions are made a part of this Contract.

34. **14. CANCELLATION OF PRIOR CONTRACT:** If Seller has a prior contract for sale of this property, Seller agrees to cancel such contract and to notify the Purchaser within ten (10) days of the date of closing, acceptance.

35. PURCHASER ACKNOWLEDGES THAT THEY HAVE NOT RECEIVED A RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT FROM THE SELLER. SELLER ACKNOWLEDGES THAT THE INFORMATION CONTAINED IN SAID REPORT IS ACCURATE AS OF THE DATE OF THIS CONTRACT.

36. **SIGNIFICANCE OF OFFER AND ACCEPTANCE BY PARTIES**
 WE UNDERSTAND THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANCE OF THE SELLER AND THE SIGNATURES OF BOTH PARTIES SHALL CONSTITUTE A LEGALLY BINDING CONTRACT AND ALL PARTIES AGREE TO PERFORM THE TERMS AND CONDITIONS THEREOF.

DATE OF CONTRACT ACCEPTANCE: January 23rd, 1996

Purchaser's Mailing Address (Please print) Street City State Zip
FLMWOOD PARK IL 60625
 City State Zip
Chicago IL 60625

Purchaser/Beneficiary/Agent (Signature) Social Security Number
Michael Rivera
011111111

Seller/Beneficiary/Agent (Signature) Social Security Number
Mark Dabrowski
011111111

Purchaser/Beneficiary/Agent (Signature) Social Security Number
Arkady Shcherbin
011111111

Seller/Beneficiary/Agent (Signature) Social Security Number
Mark Dabrowski
011111111

Selling Salesperson (Please print) NWAAR Member Number
VIVIAN REALTY 7758800

Listing Salesperson (Please print) NWAAR Member Number
VIVIAN REALTY 7758800

Company Phone Fax NWAAR Member Number
RON SERPICO

Company Phone Fax NWAAR Member Number
MARK DABROWSKI 312-792-9444

Purchaser's Attorney Phone Fax
 Seller's Attorney Phone Fax

For Information Only:
 Selling Salesperson (Please print) NWAAR Member Number
GEORGE C. FERENCZ 50811

Listing Salesperson (Please print) NWAAR Member Number
VIVIAN REALTY 7758800

Company Phone Fax NWAAR Member Number
MARK DABROWSKI 312-792-9444

Company Phone Fax NWAAR Member Number
MARK DABROWSKI 312-792-9444

Purchaser's Attorney Phone Fax
 Seller's Attorney Phone Fax

UNOFFICIAL COPY

- 129. **24. WELL AND SEPTIC SYSTEMS:** In the event the premises has a well or septic system, the Seller will provide the Purchaser, at the Seller's expense, within twenty-one (21) days after the date of the Contract, a well water evaluation report and septic system evaluation acceptable to the appropriate governmental authority, indicating proper operating condition and a laboratory approved well water evaluation. If the Seller has provided such reports and evaluations in accordance with the Contract, the Seller shall have the right to inspect the well and septic system. In the event such compliance cannot be completed in the time specified, then the Purchaser may declare the contract null and void, and the earnest money deposit shall be returned to the Purchaser upon written declaration of its failure to close.
- 130. **25. ABSENCE OF TITLE:** Seller shall, at the expense, deliver or cause to be delivered to Purchaser or Purchaser's attorney within customary time limitations and sufficiently in advance of closing evidence of title in Seller or Grantor by a title commitment for title insurance by a title company licensed to operate in the State of Florida, bearing a date on or subsequent to the date of the acceptance of the Contract, but not less than 45 days prior to the closing, in the amount of the purchase price, subject only to items listed in the TITLE paragraph on the face of the contract and listed stock objections, together with payment, directly or by credit for all reasonable Seller's charges, including but not limited to: search, insurance, recording charges, and transfer taxes. Delay in delivery by Seller of a commitment for title insurance due to a delay by Purchaser's mortgagee in recording the mortgage and bringing down the title shall not cause a default of the Contract. The title insurance policy or commitment for the insurance furnished by Seller shall be conclusive evidence of good and marketable title as therein shown, subject only to the exceptions therein stated. Evidence of title defects (other defects, Seller shall have thirty (30) additional days to cure such defects and notify Purchaser, but Purchaser may take the title with such other defects (with right to deduct from the purchase price here and encumbrances for a definite or ascertainable amount) by notifying Seller and tendering performance. At closing, Seller shall execute customary form of all debt of title and upon customary ALTA forms and other forms as may be required by law or custom. In the event the property is currently registered in Florida, the parties agree that all costs attributable to the Florida registration shall be paid by the Seller.
- 131. **26. POSSESSION:** In the event that possession is not delivered at closing, Seller shall deposit in escrow with the Listing Company as escrowee or other designated escrow agent as agreed to by the parties, at closing and by separate check, the sum of two percent (2%) of the sale price to guarantee that possession of the property shall be delivered to Purchaser on or before the date and time specified in the Contract. If possession is so delivered, the escrow fund shall be paid to the Seller. If possession is not so delivered, the designated escrowee shall pay to the Purchaser from the escrow fund the sum of \$1000 per day for each day possession is withheld from Purchaser after such specified date and time, and shall pay the balance of the escrow fund, if any, to the Seller. In the event that possession is not delivered to Purchaser within fifteen (15) days of the date specified herein, Seller shall continue to be liable to Purchaser for a sum of money equal to 1/10th of the possession escrow sum specified herein for each day possession is so withheld from Purchaser, without prejudice to any other rights or remedies available to Purchaser.
- 132. **27. SURVEY:** Prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than six (6) months prior to the date of closing (provided) herein and showing all improvements presently located thereon, including buildings, fences, utility, easements and otherwise. If Purchaser or Purchaser's mortgagee desires a more recent or alternative survey, same shall be obtained at Purchaser's expense. In the event the survey discloses encroachments, violations of easements or other violations, this Contract, at the option of the Purchaser, shall become null and void, unless Seller can obtain insurance over such matters.
- 133. **28. FLOODING RISK:** If required by the Purchaser's lender, Purchaser shall purchase flood insurance.
- 134. **29. CONDITION OF REAL ESTATE:** (a) Seller shall remove from the premises by the date of possession all debris and personal property not conveyed by Bill of Sale to Purchaser and shall leave the premises in a clean condition. (b) Seller agrees to surrender possession of the real estate in the same condition as it was at the Date of Offer, ordinary wear and tear excepted. (c) Except as provided in (1) and (2) hereinabove (CONDITION OF SYSTEMS, EQUIPMENT AND APPLIANCES), Seller shall not be responsible for any repair, restoration or replacement of anything on the premises which was damaged, defective or destroyed prior to the Date of Offer. (d) Purchaser reserves the right to inspect the premises within seventy-two (72) hours prior to the closing to determine Seller's compliance with the foregoing, as a condition of closing.
- 135. **30. CONVICTIONS:** Seller warrants that he has not received any notice from any city, village or other governmental authority of any dwelling code, zoning ordinance or architectural control violation. If a notice is received before an acceptance of the contract and date of closing, Seller shall promptly notify Purchaser of such notice, at which time the Seller shall have the option of repairing all such building code violations at Seller's own cost, and if the Seller elects not to make such repairs, the Purchaser shall have three (3) business days to cancel the contract. In the absence of such notice to cancel, the contract shall continue in full force and effect.
- 136. **31. WARRANTIES AND REPRESENTATIONS:** Any warranties and representations and other similar provisions requiring additional acts after the closing shall survive the closing and the consequences of the deed and shall continue to be binding upon the parties.
- 137. **32. REAL ESTATE TRANSFER TAXES:** Seller shall pay the amount of any stamp tax imposed by State of Illinois law and county law on the transfer of title. Any transfer tax imposed by local ordinance shall be paid in accordance with said ordinance. Both parties agree to execute any declarations or any forms required in connection with said transfer taxes. Seller shall comply with all local ordinances regarding inspection and transfer of the property prior to closing.
- 138. **33. MORTGAGE PLACEMENT:** Purchaser may record a mortgage on this property and apply the proceeds on the purchase.
- 139. **34. PAYOFF:** Existing mortgage and other lien indebtedness may be paid at closing out of the sale proceeds, unless Purchaser takes the subject therein.
- 140. **35. REAL ESTATE PROPERTY TAX ESCROW:** If the property has previously not been taxed or improved, the sum of three percent (3%) of the purchase price shall be deposited in escrow with the Purchaser's Lender, if required, or with Seller's attorney. When the exact amount of the taxes prorated under the Contract can be ascertained, the taxes shall be prorated by the Seller's attorney at the request of either party, and the Seller's share of such tax liability after proration shall be paid to the Purchaser from the escrow funds and the balance, if any, shall be paid to the Seller. If the Seller's obligation after such proration exceeds the amount of the escrow funds, Seller agrees to pay such excess promptly upon demand.
- 141. **36. ESCROW CLOSING:** At the election of either party upon written notice to the other party, the sale shall be closed through an escrow office located at the subject property at a title company or a banking institution licensed to operate in the State of Florida, or at such other place as otherwise agreed, by which and money escrow with such special provisions inserted in the escrow agreement may be required to conform with the Contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and the earnest money shall be deposited in the escrow. The cost of the escrow shall be paid by the party requesting it unless otherwise agreed.
- 142. **37. EARNEST:** In the event of default by Purchaser, the earnest money, less the expenses and commission of the listing agent, shall be paid to the Seller. If Seller defaults, the earnest money, at the option of Purchaser, shall be returned to Purchaser, but such refunding shall not release Seller from the obligations of this Contract. In the event of litigation, the prevailing party shall be entitled to collect reasonable attorney fees and costs from the losing party. In the event of a default between Seller and Purchaser as to whether a default has occurred, broker may, if acting as escrowee of earnest money, initiate an action in the nature of interpleader and deposit all deposited escrow funds with the Clerk of the Circuit Court. The parties agree that the escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney's fees, related to the filing of the interpleader and do hereby agree to indemnify and hold escrowee harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses arising out of such claims and demands.
- 143. **38. MEDIATION:** The parties hereto agree that any and all disputes or claims between Purchaser and Seller arising out of or relating to this Contract or the breach of the Contract shall be referred to the INDIAN HOME COLLETS/PURCHASERS NON BINDING MEDIATION SYSTEM and shall be mediated in accordance with the Rules and Procedures of said system. The cost of said mediation shall be shared equally between the parties, and shall not exceed \$400 for a 1/2-day session.
- 144. **39. JOBS:** If prior to closing, improvements on the property shall be destroyed or materially damaged by fire or other casualty, the Contract, at the option of the Purchaser, shall become null and void.
- 145. **40. NOTICE:** All notices required shall be in writing and served by one party or his attorney to the other party or his attorney. Notice shall be given in the following manner: (1) By personal delivery of such notice to the other party, or (2) By mailing of such notice to the other party by regular mail AND by either (a) certified mail, return receipt requested, or (b) registered mail with confirmation copy. In the event notice is served by certified mail or registered mail, the date of mailing of the notice shall be its effective date, or (3) By sending electronic transmission to the other party or his attorney, followed by mailing of original by regular mail. Notice shall be effective as of date and time of electronic transmission.
- 146. **41. FACSIMILE MACHINES:** Seller and Purchaser agree as follows: (1) For purposes of negotiating and issuing this Contract, any signed documentation including the Contract, Riders and any subsequent amendments transmitted by facsimile machine shall be treated in all manner and respects as an ORIGINAL document and shall be considered to have the same binding legal effect as an ORIGINAL document. (2) The signature of any party shall be considered for these purposes as an ORIGINAL signature. (3) At the request of either party, any facsimile document shall be re-issued by both parties in an ORIGINAL form. (4) The parties hereto agree that neither shall use the use of the facsimile machine or the fact that any signature or document was transmitted or communicated through the use of a facsimile machine as a defense to the formation of this Contract (including any subsequent amendments, terms to this Contract and any signed documents), and forever waive any such defenses.
- 147. **42. BUSINESS DAYS:** Business Days are defined as Monday - Friday until 5:00 p.m. local time, excluding federal holidays.
- 148. **43. TERM OF THE TENANCY OF THIS CONTRACT:**

1820 Elmwood Park #11, 60635



ITP
F
A

Form with fields for Name, Address, City, State, Zip, and Social Security Number. Includes handwritten entries for 'MARK DABROWSKI' and 'VIVIAN R. FALTY'.

1820 79th Ct
Date of Contract Acceptance
January 23rd, 1996

THE UNDERSIGNED THAT THE OFFER MADE BY THE PURCHASER AND THE ACCEPTANCE OF THE OFFER AND THE SIGNATURES OF BOTH PARTIES SHALL CONSTITUTE A LEGALITY...

NO CHANGE OF TERMS AND ACCEPTANCE BY PARTIES... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

PROPERTY INFORMATION THAT THE PURCHASER HAS BEEN ADVISED BY THE SELLER... THE PURCHASER'S RESPONSIBILITY TO REPORT TO THE SELLER...

DONE AT CUSTOMER'S REQUEST

88613196

DEPT-01 RECORDING \$25.50
150003 TRAM 3470 02/21/96 12:52:00
44015 # L71 *96-131963
COOK COUNTY RECORDER
DEPT-10 PENALTY \$22.00

Owner of record
MICHAEL & LUIS RIVERA
1820 79th Ct
ELMWOOD PARK IL 60635
3573 (CP) LYNDALE (BATE)
CHICAGO COOK IL 60625

REAL ESTATE ASSOCIATION OF REALTORS
96131963

UNOFFICIAL COPY

EDWARD J. ROSEWELL COOK COUNTY TREASURER
02/21/96 Receipt : 9621/128 Employee : MARGIE Page : 1

P I N : 13-35-212-003-0000 Volume : 000373

Address : 3573-7 W LYNDALE/CHICAGO, IL 60625

Name : LITZENBERGER JAKOB P

Mailing : 3573-7 W LYNDALE/CHICAGO, IL 606466205

Legal Description :

Sub-Division Name : SUB OF N1/2 W1/3 NE1/4

Legal : SUB OF THE N 1/2 OF THE W 1/3 OF THE NE 1/4 OF SEC 35-40-13 RMC

DATE: 09/09/1889 DOC NO: 01153511

ST-TN-EG	BLOCK	PT	LOT
35-40-13			0000208
35-40-13		W	0000207

This information is furnished as a public accommodation. The office of county collector disclaims all liability or responsibility for any error or inaccuracy that may be contained herein.

DONE AT CUSTOMER'S REQUEST

Cook County Clerk's Office

96131983

UNOFFICIAL COPY

SECRET

Property of Cook County Clerk's Office