

MTZ 2010607

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In consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

I. PURCHASER/BUYER Augustine Rolon & Pedro Colona agrees to purchase, and SELLER Ivan M. Retroy agrees to sell to Purchaser at the PURCHASE PRICE of One Hundred Thousand and no/100 Dollars (\$ 100,000.00) the PROPERTY commonly known as 3923 West North Avenue and legally described as follows:

3750
P342

LOT 10 IN BLOCK 5 IN HOSMER AND MACKAY'S SUBDIVISION OF BLOCKS 1 TO 6 AND 12 TO 16 IN SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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P.I.N. 15-02-101-002-0000

(hereinafter referred to as "the premises") with approximate lot dimensions of N/A together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heater; central cooling, humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screens and ornaments; roof or attic T.V. antennas; all planted vegetation; garage door openers and car units; and the following items of personal property:

DEPT-01 RECORDING \$37.50
 T#0013: TRAN 7993 06/23/97 11:47:00
 #2667 # KF * -97-452187
 COOK COUNTY RECORDER
 DEPT-10 PENALTY \$34.00

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Purchaser by a Bill of Sale at the time of final closing.

2. THE DEED:

- A. If the Purchaser shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Purchaser, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Purchaser (in joint tenancy) or his nominee, by a recordable, stamped general warranty deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions," if any:
- (1) General real estate taxes not yet due and payable;
 - (2) Special assessments confirmed after this contract date;
 - (3) Building, building line and use or occupancy restrictions, conditions and covenants of record;
 - (4) Zoning laws and ordinances;
 - (5) Easements for public utilities;
 - (6) Drainage ditches, feeders, laterals and drain tile, pipe or other conduits;
 - (7) If the property is other than a detached, single-family home: party wall rights and agreements, covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or imposed from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of regular assessments due after the time of possession and easements established pursuant to the declaration of condominium.

B. The performance of all the covenants and conditions herein to be performed by Purchaser shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

PURCHASER hereby covenants and agrees to pay to Seller at Address of Seller 1768 N.W. 36 Court, Oakland Park, FL the purchase price of One Hundred Thousand and no/100 Dollars (\$ 100,000.00) or to such other person or at such place as Seller may from time to time designate in writing. The purchase price shall be paid as follows:

- A. Purchaser has paid \$ _____ (if there be no payments due date) and will pay within _____ days the additional sum of \$ _____ according to the purchase price. The earnest money shall be held by _____ for the mutual benefit of the parties concerned;
- B. At the time of the initial closing, the sum of \$ 10,000.00 plus or minus prorations, if any, as is hereinafter provided; 90,000.00
- C. The balance of the purchase price, to wit: \$ 90,000.00 to be paid in equal monthly installments of \$ \$1,091.95 each, (principal and interest) including interest of eight (8%) per cent per annum as amortized over ten years commencing on the first day of July 1997 and on the first (1st) day of each month thereafter until the purchase price is paid in full. ("Installment payments");



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- D. The full amount of the purchase price shall be paid to Seller on the day of the closing.
- E. All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to pay before delinquent all taxes and assessments which subsequent to the date of this agreement may become a lien on the premises; third, and to pay insurance premiums falling due after the date of this agreement; and fourth, to reduce said unpaid principal balance of the purchase price.
- F. Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

4. CLOSINGS: The "initial closing" shall occur on June 11, 1977 at Mercury Title Co., Chicago, IL. "Final closing" shall occur if and when all covenants and conditions hereon to be performed by Purchaser have been so performed. the closing date

3. POSSESSION: Possession shall be granted to Buyer on the closing date provided that the full down payment minus any provisions due in favor of Buyer, if any, has been paid to Seller in cash, or by cashier's or certified check on the initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

6. PRIOR MORTGAGES:

- A. Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance (including interest not so covered) the balance of the purchase price unpaid at any time under this agreement, the lien of which prior mortgage shall, at all times notwithstanding that this agreement is recorded, be prior to the interest that Buyer may have in the premises. No mortgage shall restrict the right of prepayment, if any, given to Purchaser under this Agreement. The Seller is not permitted to further mortgage or otherwise encumber or cause any lien to attach to the premises which are the subject of sale.
- B. Seller shall from time to time but not less frequently than quarterly and anytime Buyer has reason to believe a claim may exist, exhibit to Buyer receipts for payments made to the holders of any indebtedness secured by such prior mortgage.
- C. If Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall fail to permit there to be any other breach of default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Buyer to protect Buyer's interests hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed Illinois surveyor, showing all improvements existing as of this contract date and all easements and building lines and showing no corner encroachments. (In the event the premises is a condominium, only a copy of the plan showing said premises on the recorded plan attached to the Declaration of Condominium shall be required.)

8. TITLE:

- A. At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer at Seller's expense an Owner's Duplicate Certificate of Title issued by the Registrar of Titles and a Special Tax and Lien Search or a commitment issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to:
 - (1) the general exceptions contained in the policy, if the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units;
 - (2) the "permitted exceptions" set forth in paragraph 2;
 - (3) prior mortgages permitted in paragraph 6;
 - (4) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed prior to the initial closing;
 - (5) acts done or suffered by or judgments against the Buyer, or those claiming through or under the Buyer.
- B. If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer agree to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed until such time as the title insurer has agreed to issue such policy, or to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance as set forth above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take title as is then in, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void and no further action of the parties, and all monies paid by Buyer hereunder shall be refunded.
- C. Every title commitment which conforms with subparagraph A shall be conclusive evidence of a good title therein shown, as to all matters covered by the policy, subject only to special exceptions therein stated.
- D. If a Special Tax Search, Lien Search, a Judgment Search or the title commitment discloses judgments against the Buyer which may become liens, the Seller may declare this agreement null and void and all earnest money shall be forfeited by the Buyer.
- E. Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8A resulting from acts done or suffered by, or judgments against the Seller.

9. AFFIDAVIT OF TITLE: Seller shall furnish Purchaser at final closing with an Affidavit of Title, covering said date, subject only to those permitted exceptions set forth in paragraph 2, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the title insurer commits to exceed insurance in the manner specified in paragraph 8. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be

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10. HOMEOWNER'S ASSOCIATION:

A. In the event the premises are subject to a (condominium, townhouse, or other homeowner's association. Seller shall, prior to the initial closing, furnish Buyer a statement from the board of managers, manager or managing agent of the association certifying payment of assessments and, if applicable, proof of waiver or forgiveness of any right of first refusal or general option contained in the declaration or bylaws together with any other documents required by the declaration or bylaws thereto as a precondition to the transfer of ownership.

B. The Buyer shall comply with any covenants, conditions, restrictions or declarations of record with respect to the premises as well as the bylaws, rules and regulations of any applicable association.

11. PRORATIONS: Insurance premiums, general taxes, association assessments and, if final meter readings cannot be obtained, water and other utilities and proratable items shall be adjusted ratably as of the date of possession. Real estate taxes for the year of possession shall be prorated as of the date of possession subject to reimbursement upon receipt of the actual tax bill. No credit shall be given to Purchaser for taxes, but Seller shall pay taxes owed for the period up to the date of possession. Further, interest on the unpaid principal amount of the purchase price shall accrue from the date of possession.

12. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering installment contracts for deed consistent with the terms of this agreement. Upon creation of such an escrow, anything in this agreement to the contrary notwithstanding, installments or payments due therefor and delivery of the Deed shall be made through escrow. The cost of the escrow including an auxiliary money lender's escrow, shall be paid by the party requesting it.

13. SELLER'S REPRESENTATIONS:

A. Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this agreement except as may be set forth in an attached exhibit.

B. Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and boilers; septic, plumbing, and electrical systems, kitchen equipment remaining with the premises and any minor personal mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. In the absence of written notice of deficiency from the Buyer prior to the date specified for initial closing it shall be concluded that the condition of the above equipment is satisfactory to the Buyer and the Seller shall have no further responsibility with reference thereto.

C. Seller agrees to leave the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing or possession.

14. BUYER TO MAINTAIN: Buyer shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, interior and exterior painting and decorating; window glass; heating, ventilating and air conditioning equipment; plumbing and electrical systems and fixtures; roof; masonry including chimneys and fireplaces, etc. If, however, the seller agrees shall not be thus kept in good repair, and in a clean, tight, and healthy condition by Buyer, Seller may either:

A. enter same, himself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this agreement or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place said premises in good repair and in a clean, tight, and healthy condition, and Buyer agrees to pay to Seller, as to much additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, tight, and healthy condition; or

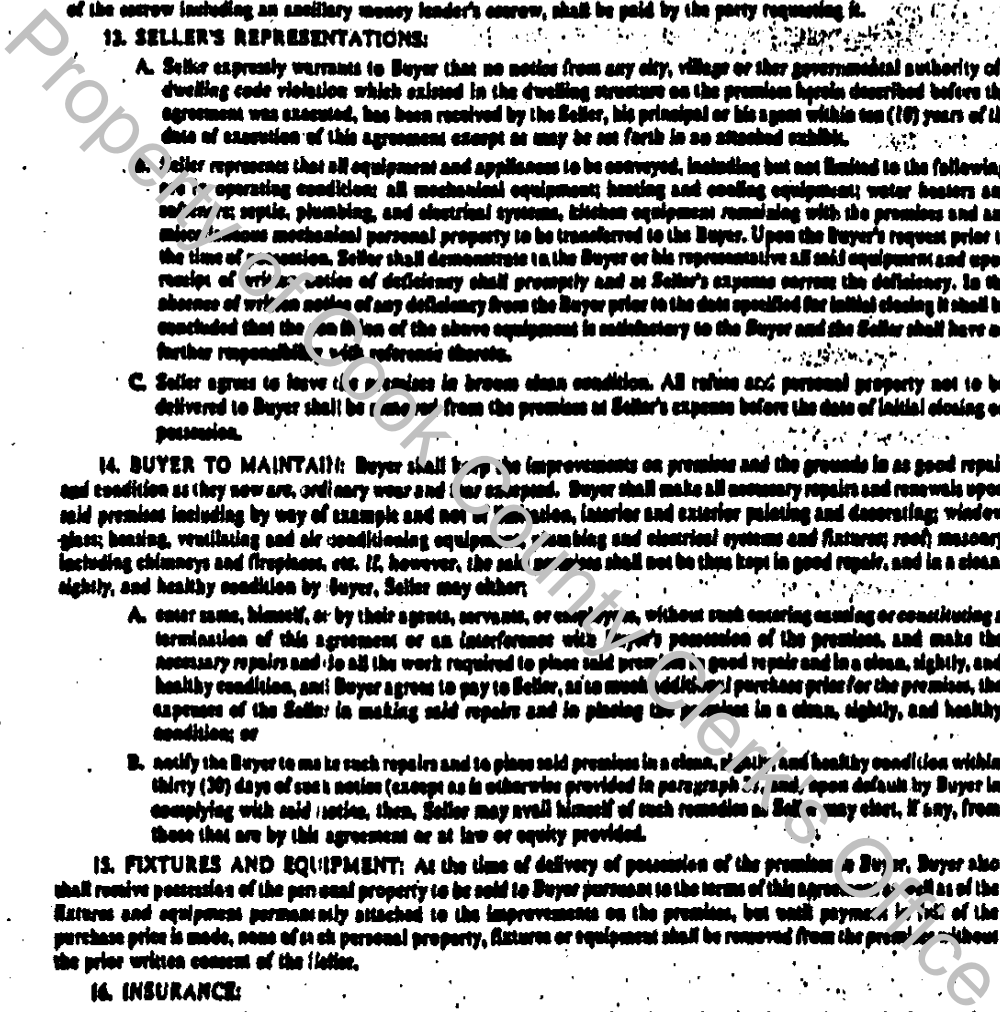
B. notify the Buyer to make such repairs and to place said premises in a clean, tight, and healthy condition within thirty (30) days of such notice (except as is otherwise provided in paragraph 14), and, upon default by Buyer in complying with said notice, then, Seller may avail himself of such remedies as Seller may elect, if any, from those that are by this agreement or at law or equity provided.

15. FIXTURES AND EQUIPMENT: At the time of delivery of possession of the premises to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this agreement, as well as of the fixtures and equipment permanently attached to the improvements on the premises, but such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

16. INSURANCE:

A. Buyer shall from and after the time specified in paragraph 4 keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller (a policy conforming to Insurance Service Bureau Homeowners Form 3 ("H.O. 3") and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of purchase price, then at such full insurable value) for the benefit of the parties hereto, as their interests may appear; such policy or policies shall be held by Seller, and Buyer shall pay the premiums thereon when due. Insurance shall meet insurer's co-insurance requirements.

B. In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (I) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvements, or (II) in the event the



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21. DEFAULT, FEES:

- A. Buyer shall pay all reasonable attorney fees incurred by Seller in enforcing the terms and conditions of this agreement (including the filing of a writ of possession or proceeding to evict Buyer or Seller if made a party defendant (including the cost of Seller's bankruptcy or being declared insolvent) as a result of the acts or omissions of the other party.
- B. (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this agreement;
- (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after it falls due after knowledge of any breach of this agreement by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any suit, or after final judgment for possession of the premises shall not constitute, constitute or extend this agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

22. NOTICES: All notices required to be given under this agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally or by certified or registered mail, return receipt, requested to the parties addressed if to Seller at the address shown in paragraph J or if to the Buyer at the address of the premises. Notice shall be deemed made when mailed or served.

24. ABANDONMENT: Fifteen days' physical absence by Buyer with any installment being unpaid, or removal of the substantial portion of Buyer's personal property with installments being paid, and, in either case, reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer. In such event, and in addition to Seller's remedies set forth in paragraph 21, Seller may, but need not, enter upon the premises and act as Buyer's agent to perform necessary decorating and repairs and to re-occupy the premises outright or on terms similar to those contained in this agreement with allowance for then existing market conditions. Buyer shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Buyer's interest therein shall thereby pass under this agreement as a bill of sale to Seller without additional payment to Seller to Buyer.

25. SELLER'S ACCESS: Seller may make or cause to be made reasonable entries upon and inspection of the premises provided that Seller shall give Buyer notice prior to any such inspection specifying reasonable cause therefor related to Buyer's interest in the premises.

26. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance on the first day of each month at a rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the preceding month based upon a 360 day year. Interest for the period from the date of possession until the date the first installment is due shall be payable on or before the date of initial closing.

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this agreement, or any interest herein or hereunder nor shall the Buyer lease or sublet the premises, or any part thereof. Any violation or breach or attempted violation or breach of the provision of this agreement by Buyer, or any acts inconsistent herewith, shall vest no right, title or interest herein or hereunder, or in the said premises in any such transferee, pledgee, assignee, lessee or sub-lessee, but Seller may, at Seller's option, declare this agreement null and void and invoke the provisions of this agreement relating to forfeiture hereof.

28. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance hereunder and a Bill of Sale to the personal property to be transferred to Buyer under this agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amount due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge or release the prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from the amount due hereunder from Buyer. The repayment of the prior mortgage shall be supervised and administered by Buyer's lender, if any. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording shall be delivered to Buyer. Seller shall give Buyer a credit against the balance of the purchase price for the cost of recording such release. In the event Buyer does not have a mortgage lender, then the delivery of the cancelled note and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such matters at the office of the holder of the note secured by the prior mortgage. At the time of delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Buyer shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to Buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance.

29. TITLE IN TRUST:

- A. In the event that title to the premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this agreement in accordance with the provisions of paragraph 7, except that the conveyance shall be by Trustee's Deed. In such case, the names and addresses of each and every beneficiary of an person with a power to direct the Title Holder is attached hereto and is hereby incorporated herein as Exhibit A.
- B. The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all the rights, benefits, obligations and duties of the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such person or the beneficiaries may act under the terms of the Trust Agreement do or perform themselves directly.
- C. If, at the time of execution of this agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs A and B of this paragraph 29.

30. RECORDING: The parties shall record this agreement or a short form memorandum thereof at Purchaser's expense.

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of this agreement as though herein fully set forth.

32. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this agreement are for convenience only and shall not be construed as confining or limiting in any way the scope or intent of the provisions hereof. The singular shall include the plural and vice versa, and the masculine shall include the feminine and the neuter shall include the masculine and the feminine.

33. PARTIAL INVALIDITY: If any provision of this agreement, or the application thereof to any person or circumstance, shall be determined to be invalid, illegal or unenforceable, such determination shall not affect the validity, legality or enforceability of any other provision of these Articles, or the application thereof to any other person or circumstance, and the remaining provisions or the application of the remaining provisions of this agreement shall be enforced as if the invalid, illegal or unenforceable provision or application of such provision were not contained herein, and to that end the parties hereto agree that the provisions or applications of such provisions in this agreement is and shall be severable.

34. BINDING ON HEIRS: This agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer.

35. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this agreement or the premises.

36. NOT-BINDING-UNTIL-SIGNED: A duplicate original of this agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the TRUSTS, if delivered to the Buyer or his attorney on or before _____, otherwise at the Buyer's option this agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

37. REAL ESTATE BROKER: Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than NONE

Seller shall pay the brokerage commission of said broker(s) in accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

RISK OF LOSS: The Uniform Vendor/Purchaser Risk Act shall be deemed applicable to this agreement. All escrow and condemnation proceedings shall be applied as a prepayment of the unpaid balance of the purchase price.

38. NO PREPAYMENT PENALTY: Purchaser shall have an unlimited prepayment privilege without penalty.

39. ESCALATORY CLAUSE: If property is held in trust the trustee may add to this agreement its standard escrow/escalatory clause.

40. NOTICES AND DEMANDS: All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at Brown, Ibell & Peters, Ltd., c/o Glenn L. Ibell 290 N. Lincoln Ave. Chicago, IL 60604 or to Purchaser at _____ shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

42. PURCHASER'S ADDITIONAL COVENANTS: Purchaser, between the possession date and the final payment date, shall:

- A. keep the property in good condition, repair, without waste, and free from mechanic's liens and other liens or claims for liens;
- B. comply with all requirements, and remedies, violations, of law, municipal ordinances or restrictions of record with respect to the property and the use thereof;
- C. not make or contract to make any material alterations or additions to the property or the improvements thereon (except as required by law or municipal ordinances), without, in such case, Seller's written consent;
- D. not suffer or permit any change in the general nature of the property, without Seller's written consent;
- E. not enter into any occupancy leases of the property without Seller's written consent;
- F. not suffer, permit or cause any lien to be placed against the property or permit the property to stand as collateral for any obligation of Purchaser.

43. BANKRUPTCY: In the event of the filing prior to the final payment date of any proceedings by or against Purchaser for the adjudication of Purchaser as a bankrupt or for any other relief under the bankruptcy or insolvency laws of the United States or of any state, Seller may at its option (but shall not be obligated to) terminate this agreement in which case all installments made hereunder shall be forfeited to Seller as under paragraph 37 above and Seller shall have all other remedies against Purchaser in law or equity, including, but not limited to, those under paragraph 21 above.

44. REQUIREMENTS FOR MODIFICATION: No waiver, modification, amendment, discharge or change of this agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is sought.

45. GOVERNING LAW: The validity, meaning and effect of this agreement shall be determined in accordance with the laws of the State of Illinois applicable to contracts made and to be performed in that State.

46. COUNTERPARTS: This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which, together shall constitute one and the same instrument.

47. PURCHASER/SELLER RELATIONSHIP ONLY: Nothing herein contained shall be construed so as to cause Purchaser and Seller to be partners or joint venturers or to create any type of fiduciary relationship from Seller to Purchaser, it being the express intention of the parties to have the sole relationship of Seller and Purchaser.

48. TIME: Time is of the essence of this agreement.

49. LATE CHARGE: Any payment not made within ten (10) days of its due date shall bear a late charge of \$ 50.00 per month.

50. DUE ON SALE CLAUSE: It is expressly understood by and between the parties hereto that the Seller presently has a mortgage and that said mortgage provides a due on sale clause. Purchaser expressly agrees that should the mortgage declare the balance due and payable, it is the Purchaser's sole obligation to obtain financing in order to satisfy said mortgage. Any payment to the mortgage by Purchaser shall be considered as a prepayment of the purchase price due hereunder. Any prepayment penalties shall be the obligation of Seller.

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51. REPAIRS AND IMPROVEMENTS: Every contract for repairs and improvements on the premises, shall contain an express, full and complete waiver and release of any and all liens or claims or right of lien against the premises or either party's interest therein, and no contract or agreement, oral or written shall be made by the Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller. The foregoing requirements shall not apply to painting, decorating and miscellaneous repairs costing less than Five Hundred dollars or which are paid for by Purchaser in cash. Purchaser shall not make any structural changes or alterations without the prior written consent of the Seller.

52. POSSESSION ESCROW: If the parties agree to delay the delivery of possession beyond closing, Seller shall deposit in escrow with the listing Realtor, or if there is none with the Seller's Attorney, the sum of 2% of the sale price to guarantee that possession of the property shall be delivered to Purchaser as agreed. If possession is so delivered the escrow fund shall be paid to Seller. If possession is not so delivered, the escrowee shall pay to Purchaser from the escrow funds the sum of one-fifteenth (1/15th) of the deposit per day for each day or portion thereof possession is withheld from Purchaser after the agreed date.

53. COSTS AND ATTORNEY FEES: Purchaser shall pay to Seller all costs and expenses, including Attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including Attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expense and Attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

54. WELL AND SEPTIC / SOIL BORING AND PERCOLATION TESTS: If property herein has a well and septic system, Seller shall furnish to Purchaser from the appropriate authority a report satisfactory to Purchaser that well and septic systems are in safe and good condition. Seller shall also furnish evidence that well and septic systems are located within the property lines.

If property is vacant, Seller shall furnish Purchaser with satisfactory soil boring and percolation tests acceptable to Purchaser. The above reports, if required herein, shall be furnished to Purchaser prior to initial closing.

55. Upon request by Purchaser or his Attorney prior to the initial closing, Seller shall deposit appropriate deed or direction to convey and all other necessary closing documents with Seller's Attorney which said documents shall be delivered to Purchaser upon Purchaser's full compliance with this agreement. These documents will be considered conditionally delivered when deposited with Seller's Attorney.

IN WITNESS WHEREOF, THE PARTIES TO THIS AGREEMENT HAVE HEREUNTO SET THEIR

HANDS AND SEALS THIS

17th DAY OF June, 1997

SELLER:

Jordan M. Petrov
Jordan M. Petrov

(Seal)

Jordan M. Petrov

Sealed and delivered in the presence of

PURCHASER - BUYER:

Alfredo Colon
Alfredo Colon

(Seal)

(Seal)

Pedro Colon

(Seal)

Witness of Seller's Signatures

Witness of Purchaser's Signatures

Clerk's Office

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31. REPAIRS AND IMPROVEMENTS: The Seller shall be responsible for repairs and improvements to the premises which shall contain an express, full and complete waiver and release of any and all claims or claims or rights of lien against the premises or either party's interest therein, and no contract or agreement, oral or written shall be valid by the Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller. The foregoing requirements shall not apply to painting, decorating and miscellaneous repairs costing less than Five Hundred dollars or which are paid for by Purchaser in cash. Purchaser shall not make any structural changes or alterations without the prior written consent of the Seller.

32. POSSESSION ESCROW: If the parties agree to delay the delivery of possession beyond closing, Seller shall deposit in escrow with the Listing Broker, or if there is none with the Seller's Attorney, the sum of 3% of the sale price to guarantee that possession of the property shall be delivered to Purchaser as agreed. If possession is so delivered the escrow fund shall be paid to Seller. If possession is not so delivered, the unearned shall pay to Purchaser from the escrow funds the sum of one-fiftieth (1/50th) of the deposit per day for each day or portion thereof possession is withheld from Purchaser after the agreed date.

33. COSTS AND ATTORNEY FEES: Purchaser shall pay to Seller all costs and expenses, including Attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including Attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and Attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

34. WELL AND SEPTIC SYSTEMS: Seller shall furnish to Purchaser from the appropriate authority a report satisfactory to Purchaser that the well and septic systems are in good condition. Seller shall also furnish evidence that well and septic systems are located on the property lines.

If property is vacant, Seller shall furnish Purchaser with satisfactory soil boring and percolation tests acceptable to Purchaser. The above reports, if required herein, shall be furnished to Purchaser prior to initial closing.

35. Upon request by Purchaser or his Attorney prior to the initial closing, Seller shall deposit appropriate deed or direction to convey and all other necessary closing documents with Seller's Attorney which said documents shall be delivered to Purchaser upon Purchaser's full compliance with this agreement. These documents will be considered conditionally delivered when deposited with Seller's Attorney.

IN WITNESS WHEREOF, THE PARTIES TO THIS AGREEMENT HAVE HEREBY SET THEIR

HANDS AND SEALS THIS 17th DAY OF June, 1997

SELLER:
[Signature]
JUDICIAL OFFICE
[Signature]
JUDICIAL OFFICE
Said and delivered in the presence of

PURCHASER-BUYER:
[Signature]
ALBERTA
[Signature]
Pedro Colon
Pedro Colon

Witness of Seller's Signature

Witness of Purchaser's Signature

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56. Purchaser acknowledges and understands that the property is being sold in an "as is" condition and other than the statements contained herein, Seller makes no representations and warranties whatsoever with respect to the Property.

57. Purchaser acknowledges that Seller has fully disclosed the existence of an agreement to purchase the land between Seller and Santiago Aybar and Maria Aybar recorded in the Office of the Cook County Recorder on January 10, 1997, as document number 97023498. Seller hereby agrees to indemnify Purchaser and hold Purchaser harmless from said Contract. In the event Seller is unable to deliver title to the Property, or in the alternative, the alleged Purchasers under said recorded Contract, are entitled to title or possession of the Property, Seller shall refund the \$10,000.00 down payment paid by Purchaser under this agreement and any reasonable amount of monies spent by Purchasers rehabilitating the Property. In no event shall Purchasers have a Mechanic's Lien for services performed or improvements added to the Property pursuant to their work.

58. In addition to the monthly installment payments being made hereunder for principal, interest and taxes, Purchaser agrees to deposit with Seller an amount equal to 1/12th of the annual insurance premiums to insure the Property. The estimated cost for said insurance is \$1,300.00 per year. Accordingly, Seller's monthly payment for the first year shall be as follows: \$860.09 representing principal and interest, plus \$276.83 representing 1/12th of the annual real estate taxes (\$3,321.96) plus \$108.22 representing 1/12th of the annual insurance premiums (\$1,300.00). Accordingly, total monthly payment including principal, interest, taxes and insurance for the first year will be \$1,477.00 per month and will be increased each year based upon the increased amounts for said items.

SELLER:


Ivan M. Petrov

PURCHASER:


Augustine Rogon


Pedro Colone

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