

CHICAGO ASSOCIATION OF REALTORS/MLS
REAL ESTATE SALE CONTRACT - APARTMENTS/INVESTMENTS

97468199
REALTOR

TO: W. CRISTAK BUYER
SELLER
DATE: May 6, 1997

I/We offer to purchase the property known as 522-524 N. ADA, CHICAGO, IL 60646
Lot approximately 50x169.24 zoning together with improvements thereon

- FIXTURES AND PERSONAL PROPERTY. Seller agrees to transfer to Purchaser by a Bill of Sale, all heating, electrical, and plumbing systems together with the following: check or enumerate applicable items
- | | | | |
|---|--|--|---|
| <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Washer | <input type="checkbox"/> Central air conditioner | <input type="checkbox"/> Electronic garage door(s) |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Dryer | <input type="checkbox"/> Window air conditioner | <input type="checkbox"/> with remote unit(s) |
| <input type="checkbox"/> Oven/Range | <input type="checkbox"/> Sump pump | <input type="checkbox"/> Electronic air filter | <input type="checkbox"/> Fireplace screen and equipment |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Water softener (if not rental) | <input type="checkbox"/> Central humidifier | <input type="checkbox"/> Fireplace gas log |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Wall to wall carpeting, if any | <input type="checkbox"/> Ceiling fan | <input type="checkbox"/> Firewood |
| <input type="checkbox"/> Garbage disposal | <input type="checkbox"/> Built-in or attached shelving | <input type="checkbox"/> Outdoor Shed | <input type="checkbox"/> Existing storms & screens |
| <input type="checkbox"/> Trash compactor | <input type="checkbox"/> Smoke and carbon monoxide detectors | <input type="checkbox"/> All planted vegetation | <input type="checkbox"/> Attached book cases and cabinets |
| <input type="checkbox"/> Window shades, attached shutters, draperies & curtains, hardware & other window treatments | | <input type="checkbox"/> Radiator covers | |
| <input type="checkbox"/> Security system (if not leased) | | | |

Other items included: _____
Items excluded: _____
1. Purchase Price \$ 340,000
2. Initial earnest money \$ 1,500 in the form of check 5% shall be held by _____ (Escrowee, to be increased to 10% of purchase price within 10 days after acceptance hereof. Said initial earnest money shall be returned and this contract shall be void if not accepted by Seller on or before _____
19 May 1997 in excess of Five Thousand Dollars (\$5,000.00), the earnest money shall be deposited by _____ as escrow for the benefit of the parties hereto in an interest bearing escrow account in compliance with the laws of the State of Illinois with interest payable to Purchaser at closing. Purchaser and Seller shall execute all documents necessary to establish any such escrow account and Purchaser shall assume all account service fees, if any. An original of this contract shall be held by Listing Broker.
3. The balance of the purchase price shall be paid in the closing plus or minus prorations, as follows (STRIKE THROUGH INAPPLICABLE)

(a) Cash, Cashier's check or Certified Check or any combination thereof
(b) Mortgage Commitment: This contract is contingent upon Purchaser securing by _____ (date) a written commitment for a _____ (rate) mortgage, or an adjustable rate mortgage permitted to be made by U.S. or Illinois savings and loan associations or banks, for _____ years, payable monthly, loan fee not to exceed _____% per annum, amortized over _____ years, plus appraisal and credit report fee, if any. If said mortgage has a balloon payment, it shall be due no sooner than _____ years. Purchaser shall pay for private mortgage insurance if required by lending institution. If Purchaser does not obtain such commitment, Purchaser shall notify Seller in writing by the aforesaid date. If Seller is not so notified, it shall be conclusively presumed that Purchaser has secured such commitment or will purchase said property without mortgage financing. If Seller is so notified, Seller may, within an _____ number of additional days, secure a mortgage commitment for Purchaser upon the same terms, and shall have the option of extending the closing date (up to the same number of days). Said commitment may be given by Seller or a third party. Purchaser shall furnish all requested credit information, sign customary documents relating to the application and securing of such commitment, and pay one application fee as directed by Seller. If Purchaser notifies Seller or a third party, and neither Purchaser nor Seller secures such commitment as above provided, this contract shall be null and void and all earnest money shall be returned to Purchaser and Seller shall not be liable for any sales commission.
If an FHA or VA mortgage is to be obtained, Rider 8 or 9 is hereby attached as applicable.
(d) Purchase Money Note and Trust: At Closing or Installation Agreement (or Deed) Purchaser shall pay \$ _____ (which sum includes earnest money) plus the balance of _____ (STRIKE THROUGH ONE) (Purchaser Money Note and Trust Deed) (Installation Agreement for Deed) in the amount of \$ _____ with interest at the rate of _____% per annum to be amortized over _____ years, payable monthly, the final payment due _____ with unlimited prepayment privilege without penalty. Payments and escrow for taxes and insurance shall also be made monthly. If the parties cannot agree on the form of said instrument, Chicago Title & Trust Company Note and Trust Deed No. 7 shall be used or the Georgia Fidelity Trust Deed No. 74 shall be used, whichever may be applicable. If Seller requests a credit report, Purchaser shall deliver same to Seller within _____ days of such request, and Seller may cancel this agreement within three days after receiving said credit report of Seller's chosen credit report agency.

4. At closing, Seller shall execute and deliver to Purchaser, or cause to be executed and delivered to Purchaser, a recordable Warranty Deed with release of homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement for such a deed if that portion of subparagraph 3(d) is applicable, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 19 _____ and subsequent years and the mortgage or trust deed set forth in paragraph 3 and/or Rider 7. Seller represents that the 19 _____ general real estate taxes are \$ _____ General real estate tax shall be prorated at _____% of the most recent ascertainable tax bill at closing.

5. Seller represents and warrants that (a) existing leases, if any, are to be assigned to Purchaser at closing, none of which expire later than _____ and said existing leases have no option to renew, cancel or purchase; (b) the present monthly gross rental income is \$ _____

6. Closing or escrow (if not shall be on or before JUNE 10, 1997 (except as provided in paragraph 7) shall be provided title has been shown to be good or is accepted by Purchaser, at the office of Purchaser's mortgage lender or at _____ provided this sale has been closed

7. Seller agrees to turn over possession of said premises on or before JUNE 10, 1997 provided this sale has been closed
(a) Use and Occupancy: At closing, Seller shall pay to Purchaser \$ _____ per day for use and occupancy commencing the first day after closing up to and including the date possession is to be surrendered or on a monthly basis, whichever period is shorter. Purchaser shall refund any payment made for use and occupancy beyond the date possession is surrendered.
(b) Possession of Premises: At closing, Seller shall deposit with _____ a sum equal to _____ the purchase price to guarantee possession on or before the date set forth above, which sum shall be held from the net proceeds of the sale on escrowed form of receipt. If Seller does not surrender possession as above, Seller shall pay to Purchaser in addition to the above use and occupancy, the sum of 10% of said possession escrow per day up to and including day possession is surrendered to Purchaser plus any unpaid use and occupancy to the date possession is surrendered, said amount(s) to be paid out of escrow and the balance, if any, to be turned over to Seller and acceptance of payments by Purchaser shall not limit Purchaser's other legal remedies. Seller and Purchaser hereby acknowledge that escrowee will not distribute the possession escrow without the joint written direction of the Seller and Purchaser or their authorized agent. If either Seller or Buyer objects to the disposition of the possession escrow from then the parties hereto agree that the escrowee may de jure at the possession in escrow with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. The parties agree that escrowee may be reimbursed from the possession escrow for all costs, including reasonable attorney's fees, incurred in the filing of the Interpleader and do hereby agree to indemnify and hold each other harmless from any and all claims and demands, including the payment of reasonable attorney's fees, costs and expenses.

8. PURCHASER ACKNOWLEDGES RECEIPT OF SELLER'S RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT, IF APPLICABLE
9. THIS CONTRACT IS SUBJECT TO THE PROVISIONS APPEARING ON THE REVERSE SIDE AND THE FOLLOWING RIDERS ATTACHED HERETO AND MADE A PART HEREOF: RIDER 7

10. DUAL AGENCY CONFIRMATION OF CONSENT: The undersigned confirm that they have previously consented to RENATA PIEC (Licensee) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document

Seller(s) initials: _____ Purchaser(s) initials: _____
11. The Real Estate Broker named below shall be compensated in accordance with their agreements with their clients and/or in the absence of compensation made by the Listing Broker in a multiple listing service in which the Listing and Cooperating Broker both participate.
12. It is agreed by and between the parties hereto that their respective attorneys may make modifications to the Contract other than sales price, broker's compensation and dates, mutually acceptable to the parties if within _____ days after acceptance of the Contract. If no written agreement cannot be reached by the parties hereto regarding the proposed modifications of their attorneys, and written notice thereof is given to the other party within the period specified herein, then the proposed modifications shall be null and void and all earnest money paid by the Purchaser shall be returned upon presentation in the direction of both parties to escrow. IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

13. Purchaser's obligation to purchase under the conditions set forth in this contract (including any response for flood zoning (which) and approval of the condition of the property by the Purchaser or Purchaser's agent, at Purchaser's expense, within _____ days from the date of acceptance of this Contract. Purchaser shall indemnify Seller from and against any loss or damage to the property caused by the acts or omissions of Purchaser or Purchaser's agent performing any such action. In the event the condition of the property is not approved, written notice shall be given to the Seller or Seller's agent by the Purchaser within the time specified for approval, and thereupon, Seller's obligation to sell and Purchaser's obligation to purchase under this Contract shall become null and void and all earnest money paid by the purchaser shall be refunded upon joint written direction of both parties to escrow. IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

PURCHASER: ANTHONY CRIBBIN 336-78-5600 ADDRESS: PHS W. CRISTAK
PURCHASER: PETE M KOVACIC 332-50-5859 ADDRESS: _____
ACCEPTANCE OF CONTRACT BY SELLER: _____
This _____ day of _____ 19 97 I/We accept this contract and agree to perform and convey title or cause title to be conveyed according to the terms of this contract.

SELLER: RENATA PIEC ADDRESS: _____
SELLER: _____ ADDRESS: _____

FOR INFORMATIONAL PURPOSES:
Listing Office: KUENIG & STREY Address: 1940 N. CLARK
Seller's Designated Agent Name: RENATA PIEC Phone: 642-7400
Cooperating Office: KUENIG & STREY Address: _____
Buyer's Designated Agent Name: RENATA PIEC Phone: _____



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24
5150
BME

PROVISIONS

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1. Rent, interest on existing mortgages, if any, taxes and other items shall be prorated to date of closing. If property hereinafter is improved but last available tax bill is on vacant land, parties hereto agree to prorate taxes when an improved property is available. Security deposits, if any, shall be paid to Purchaser at closing.
2. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.
3. At least five days prior to closing date, Seller shall deliver to Purchaser or his agent evidence of merchantable title in the intended grantor: (a) by exhibiting owner's duplicate Certificate of Title or a certified copy thereof, subject to no other exceptions than those listed on the reverse side hereof, and a currently dated Special Tax Report issued by the Registrar of Titles, (if applicable) and (b) by delivering a Commitment For Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this Contract, in the amount of the purchase price subject to no other exceptions than those listed on the reverse side hereof and to general exceptions contained in said commitment. Delay in delivery by Seller of Commitment For Title Insurance due to delay by Purchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Certificate of Title or Commitment For Title Insurance furnished by Seller hereunder shall be conclusive evidence of title as therein shown. If evidence of title discloses other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money, Seller may have same removed at closing by using the proceeds of sale in payment thereof.
4. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-order, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission.
5. In the event of default by Purchaser, the earnest money, less the expenses and commission of the listing broker, shall be paid to the Seller. If Seller defaults, the earnest money, at the option of Purchaser, shall be refunded to Purchaser, but such refunding shall not release Seller from the obligation of this Contract. In the event of any default, Escrowee shall give written notice to Seller and Purchaser indicating Escrowee's intended disposition of the earnest money and request the Seller's and Purchaser's written consent to the Escrowee's intended disposition of the earnest money within thirty (30) days after the date of mailing of the Notice. However Seller and Purchaser hereby acknowledge that if Escrowee is a licensed real estate broker, Escrowee may not distribute the earnest money without the joint written direction of the Seller and Purchaser or their authorized agent. If Escrowee is not a licensed real estate broker, Seller and Purchaser hereby agree that if neither party object, in writing, to the proposed disposition of the earnest money within thirty (30) days after the date of mailing of said notice that Escrowee shall proceed to dispose of the earnest money as previously indicated by the Escrowee. If either Seller or Buyer objects to the intended disposition within the aforementioned thirty (30) day period, or in the event Escrowee is a licensed real estate broker and does not receive the joint written direction of the Seller and Purchaser authorizing the distribution of the earnest money, then the parties hereto agree that the Escrowee may deposit the earnest money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. The parties agree that Escrowee may 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 default claims and demands.
6. Seller represents and warrants that the heating, plumbing, electrical, central cooling, ventilating systems, appliances and fixtures on the premises are in working order and will be so at the time of closing, and that the roof is free of leaks and will be so at the time of closing. Purchaser shall have the right to inspect the premises during the 48-hour period immediately prior to closing to verify that such are in working order and that the property is in substantially the same condition, normal wear and tear excepted, as of the date of this Contract.
7. If this property is new construction then Purchaser and Seller agree to comply with all insulation disclosure requirements as provided by the Federal Trade Commission, and Rider 13 is hereby attached.
8. Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation which currently exists in the aforesaid premises has been issued and received by Seller or his agent. If a notice is received between date of acceptance of the Contract and the date of closing, Seller shall promptly notify Purchaser of such notice.
9. If the subject property is located in the City of Chicago, Seller and Purchaser agree that Seller and Purchaser shall comply with provisions of Chapter 193.2 of the Chicago Municipal Code concerning Heating Cost Disclosure for the subject property.
10. At the request of Seller or Purchaser evidenced by notice in writing to the other party at any time prior to the date of delivery of deed hereunder, this sale shall be closed through an escrow with a title insurance company, in accordance with the general provisions of the usual form of deed, and Money Escrow Agreement then furnished and in use by said company, with such provisions inserted in the escrow agreement as may be required to conform with this 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 this contract and the earnest money shall be deposited in the escrow and the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Purchaser and Seller.
11. Prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than six (6) months prior to date of closing hereof showing the present location of all improvements. If Purchaser or Purchaser's mortgagee desires a more recent or extensive survey, same shall be obtained at Purchaser's expense.
12. Seller agrees to furnish to Purchaser an affidavit of title subject only to the items set forth herein, and an ALTA form if required by Purchaser's mortgagee, or the Title Insurance Company for extended coverage.
13. Right is reserved by either party to insert correct legal description at any time, without notice, when same is available.
14. Seller shall have the right to pay off any existing mortgage(s) out of the proceeds of this sale.
15. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to the purchase price. In the event this transaction does not close Purchaser agrees to promptly cause release of same.
16. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended, and the Illinois Responsible Property Transfer Act of 1975, as amended.
17. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by designated party in said ordinance.
18. Seller shall remove from premises by date of possession all debris and Seller's personal property not conveyed by Bill of Sale to Purchaser.
19. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.
20. Time is of the essence of this contract.
21. Wherever appropriate, the singular includes the plural and masculine includes the feminine or neuter.
22. In the event the property is in a flood plain and flood insurance is required by Purchaser's lender, Purchaser shall pay for same.

23. SELLER WILL PAY 3.5% OF PURCHASE PRICE TO KOENIG & STREY AT CLOSING.

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DEPT-01 RECORDING \$27.50
 137777 TRAN 5542 06/27/97 16:47:00
 \$378 DR *97-468199
 COOK COUNTY RECORDER
 DEPT-10 PENALTY \$24.00



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Rider 5

INTEREST BEARING ACCOUNT RIDER



THIS RIDER IS MADE A PART OF AND INCORPORATED INTO THAT CERTAIN REAL ESTATE CONTRACT DATED MAY 6, 19 97 FOR THE SALE OF THE PROPERTY COMMONLY KNOWN AS 522-524 ADA, ILLINOIS, ENTERED INTO BY OWNER OF RECORD (SELLER) AND ANTHONY CRIBBIN (PURCHASER).

It is agreed by and between the parties here to that the earnest money held with regard to the above captioned contract shall bear interest for and be paid to the party listed on the W-9 form below.

Form W-9. Payee's Request for Taxpayer Identification Number.

Form W-9 <small>Rev. January 1993 Department of the Treasury Internal Revenue Service</small>	Request for Taxpayer Identification Number and Certification	Give this form to the requester. Do NOT send to IRS.
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Please print or type	Name (If joint names, list & initial and circle the name of the person or entity whose number you enter in Part I below. See instructions under "Name" if your name has changed.) <u>ANTHONY CRIBBIN</u>						
	Address (number and street) <u>1945 Crystal</u>	List account number(s) here (optional)					
	City, state, and ZIP code <u>CHICAGO, IL 60622</u>						
	Part I Taxpayer Identification Number	Part II For Payees Exempt From Backup Withholding (See Instructions)					
Enter your taxpayer identification number in the appropriate box. For individuals and sole proprietors, this is your social security number. For other entities, it is your employer identification number. If you do not have a number, see <i>How To Obtain a TIN</i> , below.							
<table border="1" style="width: 100%;"> <tr><td style="text-align: center;">Social security number</td></tr> <tr><td style="text-align: center;"><u>31367851666</u></td></tr> <tr><td style="text-align: center;">JP</td></tr> <tr><td style="text-align: center;">Employer identification number</td></tr> <tr><td style="text-align: center;"> </td></tr> </table>		Social security number	<u>31367851666</u>	JP	Employer identification number		Requester's name and address (optional) <u>97468199</u>
Social security number							
<u>31367851666</u>							
JP							
Employer identification number							
Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.							

Certification.—Under penalties of perjury, I certify that:

- (1) The number shown on this form is my correct taxpayer identification number (or I am writing for a number to be issued to me), and
- (2) I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding (does not apply to real estate transactions, mortgage interest paid, the acquisition or abandonment of secured property, contributions to an individual retirement arrangement (IRA), and payments other than interest and dividends).

Certification Instructions.—You must cross out item (2) above if you have been notified by IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. (Also see Signing the Certification Under Specific Instructions, on page 2.)

Please Sign Here	Signature ▶ <u>Anty P Crin</u>	Date ▶ <u>MAY 6TH 97</u>
	(Dated) <u>MAY 6TH 97</u>	(Dated) <u>5-6-97</u>
	<u>Anty P Crin</u> (Purchaser)	<u>[Signature]</u> (Seller)
	(Purchaser)	(Seller)



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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 29 IN BLOCK 2 IN BICKERDIKE'S SUBDIVISION OF LOTS 3 AND 5 OF THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 17-08-124-016-0000

ADDRESS: 522 MADADA STREET
CHICAGO, IL 60622

Prepared by and return mail to:

Daniel G. Lauer & Assoc., PC.
1424 W. Division Street
Chicago, IL 60622



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