GEORGE E. COLE\* LEGAL FORMS

CAUTION: Consult a lewyer before using or acting under this form. Neither the publisher nor the weller of this form

AGREEMENT, made this day of	, 1997, between
'3	ne, Seller, and
Monica Hyatt	
covernants and agrees to convey to Purchaser in fee simple	ments and perform Purchaser's covenants hereunder, Seller hereby by Seller's recordable
D warranty deed, with waiver of homestead, subject to the π	satters hereinafter specified, the premises situated in the County of
2	97.5
Lot 1 in Tiffany Place Unit 1, of the Southwest 1/4 of Section	Being a Subdivision of Part  n 14. Township 41 North, Range
9, East of Third Principal Mer	idian, According to the Plat
of Subdivision Recorded as Doci	ument Number 87-309391, in Cook
Permanent Real Estate Index Number(s):06-14-31	14-014, Volume 60
Address(es) of premises: 2 East 8	Shagbark, Streamwood, Illinois
and Seller further agrees to furnish to Purchaser on or befor	re
Intercounty Title, Company (b) Illinois, (c) merchantable abstract of this, showing merchaspecified below in paragraph 1. And Furtheaser hereby cov.	re
0.5	
	The state of the s
the price of \$1.10,000.00 Dollars in the manner following, to-wit: \$3,000.00	paid on July 3, 1997, and the balance of
\$\$107.000.00 paid in monthly install	ments of \$1.051.12, which is amortized
over 30 years at an interest rate o	f 3%, with the first payment on 8-1-97,
Tof annual rest Estate tax and haven	yer shall also deposit with saller 1/12th
with inferest at the rate of88 per cent per annum per on the whole sum remaining from time to time unpaid.	ron \$1, 151. 12 Includes Taxes and assess
Possession of the premises shall be delivered to Purchase	ron Pi, 151. 12 includes Taxes and assoc
	rovided that Purchaser is not then in default under this agreement.
delivery of possession of the premises. General taxes for the	items are to be adjusted pro rata as of the date provided herein for the year 19——are to be recreated from January 1 to such date for the ascertainable, the tronstring shall be done on the basis of the parties hereto that:
1. The Conveyance to be made by Seller shall be express	ly subject to the following: (a) we see it taxes for the year 1997
and subsequent years and all taxes, special assessments an special assessments heretofore levied falling due after date Purchaser: (d) easements of record and party-walls and pa	d special taxes levied after the data hereof; (b) all installments of hereof; (c) the rights of all persons claiming by, through or under try-wall agreements, if any; (e) building, building line and use or and building and zoning laws and ordinances, (f) roads, highways,
the premises that become payable on or after the date for d Seller duplicate receipts showing timely payment thereof.	and all taxes and installments of special assessments pertaining to elivery of possession to Purchaser, and Purchaser at all deliver to
any waste on or to the premises, and if Purchaser fails to ma	on the premises in good repair and shall neither suffer nor commit ke any such repairs or suffers or commits waste Seller may elect to of shall become an addition to the purchase price immediately due or annum until paid.
4. Purchaser shall not suffer or permit any mechanic's lies may be superior to the rights of Seller.	or other lien to attach to or be against the premises, wifich shall or
complete waiver and release of any and all lien or claim or rip or written, shall be made by Purchaser for repairs or impro- waiver or release of lien upon the part of the party contracti specifications for such repairs and improvements shall be pro-	
Seller, and any such assignment or transfer, without such pro any right, title or interest herein or hereunder or in the prem Seller; and Purchaser will not lease the premises, or any part	
<ol><li>No right, title or interest, legal or equitable, in the pren of the deed aforesaid by Seller, or until the full payment of the</li></ol>	nises, or any part thereof, shall vest in Purchaser until the delivery be purchase price at the times and in the manner herein provided.
claimed by Purchaser, and no notice of any extension, chan	or of this agreement of any kind whatsoever shall be made or ge, modification or amendment, made or claimed by Purchaser, adorsed in writing on this agreement and be signed by the parties

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

hereto.

<sup>\*</sup>Strike out all but one of the clauses (a), (b) and (c).

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10. If Purchaser fails to pay taxes, assessments, insurance premiums of any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at \_\_\_\_\_\_\_ per cent per annum until paid. 11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid. 12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County. 13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof. 14. 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. 15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given. 16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of ne covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; [ver) haser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or section. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given or such persons jointly and severally. 17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural. 18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at , or to the last known address Purchaser at of either party, shall be sufficient service thereo'. A ny notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing. 19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, acmin strators and assigns of the respective parties. 20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the elecution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract. 21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without in a dating or affecting the remainder of such provision or the remaining provisions of this agreement. IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written. Sealed and Delivered in the presence of (SEAL) MAIL to: KARL M. ROBERTSON, ATTORNEY AT LAW 8041 OC1AVIA NILL .. IL 60714 Received on within Agreemen RECEIVED BY the following sums GEORGE E. COLE® LEGAL FORMS INTEREST

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\$20.00