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24-APR-1997 14:13:03 ===== #1
COOK COUNTY, IL ISI FULL REPORT (LESS DEMOGRAPHICS)

Property Ad: PIN : 15084060160000
 City State: BELLWOOD IL ISI MAP # : 08-15-08-SE(G & H)
 Zipcode : - 0 Sanborn # : - -
 ----- Township : PROVISO
 Owner Name : FIELDS WILLIAM TWP- 39 RNG- 12 SEC-
 Mailing Add: 4212 OAK ST School Dist: BELL*
 City State: BELLWOOD IL BELLWOOD
 Zipcode : 60104-1310 Hi Sch Dist: PROV*
 Carrier Rt : C006 PROVISO TWP H S
 Phone Year: () - 19

Prop Use : SINGLE FAMILY PROPERTY
: ROW HOUSE OR TOWNHOUSE 0-48 YRS OLD

Land Value : \$ 1,083 Land Area : Sq Ft
 Improvement: \$ 4,710 : 0.00 Acres
 Total Value: \$ 6,099 Front Feet :
 Equalized : \$ 12,956 Depth :
 Taxes : \$ 1,827.83 Non Res SF : Sq Ft
 Res SF : 1164 Sq Ft
 Sale Price/Square Foot Ext Wall : MASONRY
 \$/SF Build : \$ 0.00 Year Built : 1942
 \$/SF Land : \$ 0.00 Stories :
 Res Units :

PARTIAL LEGAL DESCRIPTION

Block	Lot	Unit	Partial Description	Sec	Twp	Rng	Qtr
	20		E29'	-	-	-	-

Plat Number: 07803475 (BELLWOOD)(HIGHLANDS) SUB OF LTS1-4 EX W16.4FT OF LT4
ALL IN STURM ESTATE SUB LYING N OF BUTTERFIELD RD IN SE OF SEC8 SE SEC 08-39-1
2
Addl Leg:

SALE INFORMATION FROM RECORDED DEEDS

	Recent Sale (1)	Prior Sale (2)	
Document #:	:	:	
Recorded :	/ /	/ /	0001**
Amount : \$:	\$	RECORDIN # 25.00
Inst Type :	:	:	MAILINGS # 0.50
Grantee :	:	:	PENALTY # 22.00
:	:	:	97640579 #
Grantor :	:	09/08/97	0001 MCH 13:05
:	:	:	
# Grantees:	:	:	
# Grantors:	:	:	
# PINs :	:	:	

**COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE**

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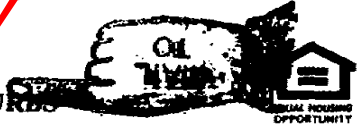
MORTGAGE INFORMATION FROM RECORDED MORTGAGES

Mtg Document #	Doc Date	Mtg Amount	Lender
96537254	07/15/96	\$ 3,400	DOWNES C
T3953932	04/02/91	\$ 65,050	MIDWEST FUNDING

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MAIL TO: MB REALTY & INVESTMENT
403 DUTCHMAN AVENUE
HILLSIDE, IL 60122

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REALTOR® ASSOCIATION OF THE WESTERN SUBURBS
STANDARD RESIDENTIAL EXCLUSIVE MARKETING AGREEMENT

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AGREEMENT between MB REALTY & INVESTMENT hereinafter referred to as "BROKER,"
(Company Name and Address)

and (Seller) WILLIAM & ANGELA FIELDS hereinafter referred to as "SELLER,"
(Owner of Record)

in consideration of Broker's acceptance of the terms hereof and Broker's efforts to advertise, market, promote and sell the real estate known as Street:
4212 OAK ST, Unit No.: _____, City: BELLWOOD
County: COOK, State: IL, Zip Code: 60104, Permanent Index No.: _____

1 1. Term and Conditions: Beginning 12:01 A.M. Month: APRIL Day: 25 Year: 1997 and terminating 11:59 P.M.
2 Month: AUGUST Day: 31 Year: 1997 Seller gives to Broker the exclusive right to sell or exchange this property to qualified
3 purchasers and to share this property with the members of the MLSNI and/or _____ Multiple Listing
4 Services of which the Broker is a member.

5 THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL
6 PROPERTY TO ANY PERSON ON THE BASIS OF RACE, AGE, COLOR, RELIGION, SEX, ANCESTRY, HANDICAP, FAMILIAL
7 STATUS OR NATIONAL ORIGIN. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

8 2. Marketing Price: The Price shall be \$ 86,900.00 90,000.00 3H-A.F

9 3. Title: Title is in the name of WILLIAM & ANGELA FIELDS and Seller has the authority to sell the premises.

10 4. Possession: Possession shall be given TBA

11 5. Seller's Designated Agent: Broker designates M.B. REALTY & INV. ("Seller's Designated Agent"), a sales associate(s) affiliated
12 with Broker as the only legal agent(s) of Seller. Broker reserves the right to name additional designated agents when in Broker's discretion it is necessary.
13 If additional designated agents are named, Seller shall be informed in writing within a reasonable time. Seller acknowledges that Seller's Designated Agent
14 may from time to time have another sales associate, who is not an agent of the Seller, sit an open house of Seller's property or provide similar support in the
15 marketing of Seller's property. Seller understands and agrees that this agreement is a contract for Broker to market Seller's property and that Seller's
16 Designated Agent(s) is (are) the only legal agent(s) of Seller. Seller's Designated Agent will be primarily responsible for the direct marketing and sale of
17 Seller's property.

18 6. Broker's Commission: If any sale or exchange is made by Broker or Seller, or by anyone else during the marketing period, Seller agrees to pay Broker a
19 commission of 6% on the full sale price including any encumbrances. Listing Broker shall pay Selling Broker a commission of
20 2.5. If a contract for sale is entered into within 100 (days/months) after the termination of this agreement with anyone
21 who has viewed the premises within the period of this agreement, or any extension thereof, then the aforementioned commission shall be earned. However,
22 this paragraph shall not apply in the event a contract for sale is entered into during the term of a subsequent Marketing Agreement with a licensed Broker.

23 7. Personal Property, Fixtures, etc.: Included in the purchase price are: hot water heater; plumbing and electrical fixtures; sump pumps; central heating and
24 cooling; humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, equipment, and cabinets, water softener (except rental units) storm
25 and screen windows and doors; attached shutters, window treatment hardware, blinds and shades, shelving systems, fireplace screen; roof or attic T.V. antenna;
26 all planted vegetation; garage door openers and car units together with all improvements and fixtures, if any, shall be left on the premises, and shall be
27 transferred to the Buyer by a Bill of Sale at the time of closing. The following items shall also be left on the premises and be conveyed to Buyer at time of
28 closing:

29 All the aforementioned equipment remaining with the property is paid for, belongs to the Owner, and will be in operating condition at the time of closing, except for
30 the following:

31 8. Home Warranty: Seller agrees to provide a limited home warranty program from _____ at a charge of
32 \$ _____ plus options, if any. Seller acknowledges that a home warranty program is a limited warranty with a deductible. (STRIKE THROUGH
33 IF NOT OFFERED.)

34 9. Property Rental: Although the purpose of this Marketing Agreement is to bring about a sale or exchange of the property, if the property is rented within
35 the marketing period, then Seller agrees to pay Broker a rental commission of _____ If the tenant to whom the property is rented later
36 purchases this property within _____ of the date hereof, then Seller agrees to pay Broker a sales commission of
37 _____ on the full sale price, including any encumbrances.

38 Seller hereby acknowledges receipt of a signed copy of this agreement and all attachments. The attachments include the following: (HERE LIST ALL
39 ATTACHMENTS) Disclosure and Consent to Dual Agency and DISCLOSURE

40 MARIA BOBCEV, Broker (If Seller is married, both signatures are required)
41 By: M.B. REALTY & INV. SELLER: William Fields
42 Date: 4.25.1997 SELLER: Angela Fields
43 M. Bobcev ADDRESS: 4212 OAK ST
44 Seller's Designated Agent BELLWOOD, IL 60104
45 DATE: 4.25.1997 DATE: 4.25.1997
46 PHONE: 708/544-2055
47 OFFICE: _____
49

DONE AT CUSTOMER'S REQUEST M. Bobcev Realtor's Association of the Western Suburbs Reg. 295

Lynn
25.50
pen. 22.00
47.50

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- 50 10. **Dual Agency:** Illinois law permits a real estate licensee to potentially act as a dual agent, that is, represent more than one party to the transaction.
51 A licensee may legally act as a dual agent only with the written disclosure and informed consent of consumer in form required by law.
- 52 11. **Buyer's Agent:** Seller has been informed that potential buyers may elect to employ the services of a licensed real estate broker or sales associate as their
53 own agent (Buyer's agent).
- 54 12. **Buyer Confidentiality:** Seller understands that Broker and/or Designated Agent may have previously represented a buyer who is interested in the property.
55 During that representation, Broker and/or Designated Agent may have learned material information about the Buyer that is considered confidential. Under
56 the law, neither Broker nor Designated Agent may disclose any such confidential information to Seller even though the Broker and/or Designated Agent now
57 represent the Seller.
- 58 13. **Broker's Affiliates:** Seller understands and agrees that other sales associates affiliated with Broker, other than Seller's Designated Agent(s), may represent
59 the actual or prospective buyer of Seller's property. Further, Seller understands and agrees that if the property is sold through the efforts of a sales associate
60 affiliated with Broker who represents the Buyer, the other sales associate affiliated with Broker will be acting as a Buyer's Designated Agent.
- 61 14. **Consent to Represent Other Sellers:** The Seller understands and agrees that Broker and Agent may from time to time represent or assist other Sellers
62 who may be interested in selling property to Buyers. The Seller consents to Broker's and Agent's representation of such other Sellers before, during and after
63 the expiration of this Exclusive Marketing Agreement and expressly waives any claims including but not limited to breach of duty or breach of contract based
64 solely upon Broker's or Agent's representation or assistance of other Sellers who may be interested in selling property to Buyers.
- 65 15. **Split Commission:** Broker is authorized to show the property to prospective buyers represented by buyer's agents, and Broker, in its sole discretion, may
66 pay a part of the above commission to Buyer's agent or other cooperating agents. Broker is authorized in its sole discretion to determine with which brokers
67 it will cooperate, and the amount of compensation that it will offer cooperating brokers in the sale of Seller's property. Seller acknowledges that the
68 compensation offered to such cooperating brokers may vary from broker to broker.
- 69 16. **Commission Earned:** A commission shall be deemed to have been earned (a) at such time as a sales contract or exchange contract is executed and all
70 contingencies are met, or an option has been exercised, involving the subject property, and shall be paid at the time of initial closing or settlement or (b) upon
71 presenting to the Seller an offer meeting all terms of this marketing agreement executed by a ready, willing and able buyer and shall be paid upon demand.
72 If there is a default of the contract of sale attributable to Seller involving the subject property, then the commission shall be paid following the default, or
73 if contested, upon settlement of court adjudication between the parties. If there is a default of the contract attributable to the Buyer involving the subject
74 property, Seller shall forfeit and assign to Broker any claim to earnest money from Buyer which shall be applied to payment of commission in an amount not
75 to exceed the actual commission deemed earned.
- 76 17. **Seller(s) Acknowledgement:** Seller(s) acknowledge(s) that they have been informed of the responsibilities imposed upon Sellers under the Residential
77 Real Property Disclosure Act. Seller agrees to comply with the requirements of this Act to the best of Seller's ability and to not knowingly give any false or
78 inaccurate information regarding the disclosures required by that Act.
- 79 18. **Disclosure:** All inquiries about this property made directly to Seller will be immediately referred to Broker and/or Designated Agent. Seller understands
80 that the information which Seller provides to Seller's Designated Agent as marketing information will be used to advertise Seller's property to the public, and
81 it is essential that this information be accurate. **THE BROKER IS HEREBY AUTHORIZED TO SUBMIT ALL INFORMATION REQUIRED BY THE**
82 **RULES OF THE MULTIPLE LISTING SERVICE(S) OF WHICH THE BROKER IS A MEMBER. SELLER UNDERSTANDS THAT THEY HAVE AN**
83 **OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO**
84 **FULFILL THIS OBLIGATION.** Although Seller is marketing Seller's property in its present physical condition ("as is" condition), Seller understands that
85 Seller may be held responsible by a buyer for any latent or hidden, undisclosed defects in the property which are known to Seller but which are not disclosed
86 to Buyer.
- 87 19. **Broker Limitations:** The Broker's sole duty is to effect a sale of the property. The Listing Broker, Seller's Designated Agent(s), members of the Multiple
88 Listing Service(s) to which the Broker belongs, and the REALTOR® Association of the Western Suburbs are not charged with the custody of the property, its
89 management, maintenance, upkeep or repair. Illinois law allows Brokers to prepare the sales contract using approved pre-printed forms, but no other legal
90 documents required to close the sale. Therefore, the Seller agrees to furnish, or have Seller's attorney furnish, all other legal documents necessary to close the sale.
- 91 20. **Marketing Authorization:** Broker is hereby authorized to display a "For Sale" sign(s) on the property. In the event of a sale, a "Sold" sign(s) may be
92 displayed on the property for a reasonable length of time. Broker is hereby authorized to affix a keybox to the premises, and provided the owner is absent,
93 any MLS Participant or subscriber associated with the Multiple Listing Service(s) whether acting as Buyer's agent or otherwise shall have the right, through
94 use of said keybox, to show the premises at any reasonable time. It is not a requirement of Multiple Listing Service or Broker that a Seller allow use of a
95 keybox. Seller acknowledges that neither listing nor selling REALTOR®, the REALTOR® Association of the Western Suburbs, or any Multiple Listing
96 Service is an insurer against the loss of Seller's personal property. Seller is advised to safeguard or remove valuables now located in said premises. Seller is
97 further advised to verify the existence of said valuables or obtain personal property insurance through the Seller's insurance agent.
- 98 21. **Taxes and Assessments:** All taxes and all usually prorated expenses shall be prorated pursuant to the terms of the sales contract. Seller has no knowledge
99 of any assessments or special taxes for improvements, or lien for improvements, either of record or in process, applicable to the property marketed herein and
100 should the Seller receive any notice thereof, Seller agrees to notify the Broker immediately.
- 101 22. **Title Insurance and Survey:** Seller declares that he has not added to nor disposed of any part of the property, or gained any easements in favor of or against
102 the property not disclosed in the Title guaranty Policy except as stated herein. Prior to closing, Seller agrees to furnish at Seller's expense, a title insurance
103 commitment for an Owner's Title Insurance Policy in the amount of the sale price, showing good title in the owner's name. Prior to closing Seller agrees to
104 furnish a spotted survey of the premises dated not more than 6 months prior to the closing date, certified by a licensed surveyor, having all corners staked and
105 showing all improvements, easements, and building lines existing as of this contract date.
- 106 23. **Earnest Money:** THE EARNEST MONEY SHALL BE HELD BY THE LISTING BROKER, AND UPON INITIAL CLOSING, OR SETTLEMENT,
107 OR UPON FORFEITURE OF THE SALES CONTRACT, SHALL BE APPLIED FIRST TO THE PAYMENT OF ANY EXPENSE INCURRED BY THE
108 BROKER ON SELLER'S BEHALF IN THE SALE, AND SECOND TO PAYMENT OF THE BROKER'S SALES COMMISSION, RENDERING THE
109 OVERPLUS, IF ANY, TO THE SELLER.
- 110 24. **Amendments:** Should it be necessary to amend or modify this Agreement, facsimile signatures of all parties to this Agreement are accepted as original
111 signatures.
- 112 THIS AGREEMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO. ALL NEGOTIATIONS BETWEEN THE
113 PARTIES ARE MERGED INTO THIS AGREEMENT. THIS AGREEMENT MAY NOT BE TERMINATED OR AMENDED PRIOR TO THE
114 EXPIRATION DATE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOTH PARTIES TO THIS AGREEMENT.

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