

Form header section containing fields for Name, ID, Company Name, MAP MLS ID, Seller/Beneficiary/Agent, and Date of Contract Offer.

1. PARTIES: Purchaser agrees to purchase, and Seller agrees to sell and cause to be conveyed by appropriate deed to Purchaser...

2. PURCHASE PRICE: The purchase price is \$450,000.00. The purchase price shall be paid in cash, cashier or certified check, or by mutual agreement...

3. EARNEST MONEY: The purchaser has paid earnest money in the amount of \$1,000.00. The earnest money shall be held in an interest-bearing account...

4. FINANCING: This contract is subject to the condition that Purchaser be able to procure on or before 10/30/97 an unconditional (except for matters of title or survey) commitment for a loan to be secured by a mortgage on the real estate...

5. TIME AND PLACE OF CLOSING: Closing or escrow payment will be on 10/30/97 at such time as mutually agreed. Seller will convey by granting deed...

6. POSSESSION: (A) Possession will be delivered to the Seller on or after the date of closing. (B) Seller agrees to deliver possession to the Purchaser on the date of closing...

7. PROVISIONS: (A) Real estate taxes based upon 105% of the most recent full year's taxes shall be paid by the Seller...

8. TITLE: The title shall be good and merchantable, subject to the payment of taxes and other liens and encumbrances...

9. BROKERAGE SERVICES ON THEIR BEHALF AND SPECIALLY CONSENT TO LICENSE(S) ACTING AS DUAL AGENT(S) IN REGARD TO THE TRANSACTION REFERRED TO IN THIS DOCUMENT.

10. WORKING WITH EACH PARTY AND AGENCY DISCLOSURE: THE PARTIES TO THIS CONTRACT ACKNOWLEDGE AND UNDERSTAND THAT UNLESS OTHERWISE DISCLOSED IN WRITING, THE LICENSEES...

11. CONDITION REPRESENTATION AND INSPECTION: Seller will represent as of the date and time of delivering possession (A) that all systems, equipment, and appliances...

12. HIBERS AND GENERAL CONDITIONS: This contract is subject to the General Conditions on the back page hereof, and the following riders attached hereto...

SIGNIFICANCE OF OFFER AND ACCEPTANCE BY PARTIES: The offer or counter offer must be accepted upon presentation or within 48 hours of the initial counter offer...

13. HIBERS AND GENERAL CONDITIONS: This contract is subject to the General Conditions on the back page hereof, and the following riders attached hereto...

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MAP MULTIPLE LISTING SERVICE CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE



Purchaser will obtain a Phase One Environmental Report which cost shall be split between Seller + Purchaser at closing.

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07904499 Page 3 of 3

LEGAL DESCRIPTION

Lot 1 in J.D. Lovett's subdivision of part of the south east 1/4 of Section 35, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

MAIL TO: Robert A. Egan
221 North LaSalle Street
Suite 1238
Chicago, IL 60601



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