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97156937

To FRANK S. CACCIATORE REAL ESTATE Date NOVEMBER 15, 1996

In consideration of your agreement to advertise and your using your best efforts to sell the property described as 1129-1143 S. WABASH AVENUE AND 1155-1157 S. WABASH AVENUE, IN CHICAGO, IL

PIN NOS. 17-15-309-006, -007, -008, -010, 011, and 012

and to show the property to prospective purchasers, without any expense to me, I hereby appoint you my exclusive agent to sell the above property for a price of \$ 4,000,000.00, or any other sum which I shall agree in writing to accept.

~~Interest on the above property shall be the responsibility of the purchaser.~~

You are to act as my exclusive agent for a period of 365 days from the date hereof.

You are authorized to accept from the purchaser an earnest money deposit of \$50,000.00 to be applied on the purchase price, to be held in escrow by F.S. CACCIATORE R/E ESCROW ACCT. for the mutual benefit of the parties concerned and to submit for my acceptance a contract for sale on the form known as THE STANDARD OFFER TO PURCHASE REAL ESTATE

for XXX improved property, with usual provisions therein contained and the following: kind of deed WARRANTY; delivery of possession UPON CLOSING;

deed and evidence of title to be subject to SATISFACTORY TITLE REPORT FURNISHED BY SELLER

I agree to furnish, at my expense, (a) abstract of title, (b) title insurance policy of ANY RELIABLE TITLE INSURANCE COMPANY in the amount of the price, subject to the exceptions specified above and to the usual exceptions and objections contained in such policies, ~~and I agree to pay you the usual commission as agreed SIX PERCENT (6%) on the price.~~ I also agree to pay you the usual commission as agreed SIX PERCENT (6%) on the price. All taxes, assessments, rents, interest, insurance and other usual items are to be pro-rated to date of delivery of deed.

If the property is sold to anyone while your exclusive agency hereunder is in effect, or if within six months after the expiration of such agency I sell the property to a person who has submitted through you while such agency is in effect a written offer to purchase the property, which offer I have declined to accept, I hereby agree in either such event to pay commission on such sale in the amount agreed, AND AGREE TO PAY A COMMISSION TO A SELLING BROKER PER PRE-DETERMINED CT.

If this instrument is signed by more than one person, all of the persons so signing shall be jointly and severally liable hereunder, irrespective of the use of pronouns importing the singular or plural.

[Signature] (SEAL)
[Signature] (SEAL)

Accepted [Signature]
[Signature]

For Land Sales!
PREPARED BY:
Frank S. Caciatore
REAL ESTATE

*Circle one of choices (a), (b) and (c).

2540 S. WABASH AVE.
CHICAGO, IL 60616

Phone (312) 427-1111
Fax (312) 228-4440

Handwritten notes and signatures: 2350, 2000, 4350, and a circled 'A'.

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ORIGINALS

Property of Cook County Clerk's Office

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9/25/2017

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. DEPT-01 RECORDING \$23.50
. T#6666 TRAN 0341 03/07/97 15:10:00
. #4085 # IR #-97-156937
. COOK COUNTY RECORDER

. DEPT-10 PENALTY \$20.00

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