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AGREEMENT, made this 23rd day of January 97334026 2950, 1997, between
Thomas Clark and Nancy Clark, his wife p 26, Seller, and

Andrew Blythe Purchaser:
WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby
covenants and agrees to convey to Purchaser in fee simple by Seller's recordable
warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of
Will and State of Illinois described as follows:

The East 1/2 of the South 1/2 of the East 1/2 of the West 1/2 of Section 18
Township 33 North, Range 15, East of the Third Principal Meridian in
Washington Township, Will County, Illinois.

Permanent (or) Estate Index Number(s): 23-18-300-001 THOMAS' NATIONAL TITLE
THREE FIRST NATIONAL
Address(es) of premises: Rural Route, Will County Illinois SUITE 673
CHICAGO, IL 60612

and Seller further agrees to furnish to Purchaser on or before February 5, 1997, at Seller's expense,
the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by
(b) certificates of title issued by the Registrar of Deeds of Cook County
Illinois. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and until such designation at the office of Leonard D. Walberg, 15525

South Park Ave., South Holland, IL 60473

DEPT-01 RECORDING \$29.50
140010 TRAN 7806 05/12/97 16:00:00
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DEPT-10 PENALTY \$26.00

the price of \$200,000.00
Dollars in the manner following, to-wit:

\$2,000.00 down and then monthly payments principal and interest of \$1,452.88
commencing March 1, 1997 (which constitutes a payment as if
amortized over a 30 year period) with a balloon at the end of 5 years or
February 1, 2002.

with interest at the rate of 8 1/2 per cent per annum payable monthly
on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on the closing relative to farmland and
Dec. 3, 1997 as to residence, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for
delivery of possession of the premises. General taxes for the year 1997 are to be prorated from January 1 to such date for
delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the
amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1996
and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of
special assessments heretofore levied falling due after date hereof; (c) the rights of all parties claiming by, through or under
Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or
occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways,
streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to
Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit
any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to
make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due
and payable to Seller, with interest at 8 per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or
may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and
complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral
or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express
waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and
specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of
Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee
any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of
Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery
of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or
claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser,
shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties
hereto.

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, windstorms 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.

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10. If Purchaser fails to pay taxes, assessments, interest or premiums or any other monies which Purchaser is obligated to pay hereunder, Seller may elect to pay such taxes and assessments and interest thereon in addition to the purchase price immediately due and payable to Seller, with interest at _____ per cent per annum until paid.

11. In the event 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 hereunder; 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 the 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; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such a confession of judgment. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given to 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 1314 Isabel, Sanibel, Florida or to

Purchaser at _____, or to the last known address of either party, shall be sufficient service thereof. Any 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, administrators 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 execution 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 invalidating 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

Andrew Blyth by Robert F. Blyth his attorney in fact

Thomas J. Clark (SEAL) Nancy J. Clark (SEAL) (SEAL) (SEAL)

* SEE ATTACHED LETTER MADE A PART OF THIS AGREEMENT AS TO PARA.'S 11



MAIL TO: ROBERT BLYTH 53 W. JACKSON, #426 CHICAGO, IL. 60604

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Received on within Agreement the following sums

Table with columns: DATE, INTEREST, PRINCIPAL, RECEIVED BY. The table is mostly empty.

GEORGE E. COLE LEGAL FORMS

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RIDER TO INSTALLMENT AGREEMENT

22. The following items of personal property are specifically included: refrigerator, stove, microwave, dishwasher, garbage disposal, all window covering and all carpeting.
23. The tenant farmer leasing the farm is Ashley Sons who resides at 849 Indiana Ave, P.O. Box 359, Beecher, Il 60401.
24. It is the understanding of the parties hereto that the tenant farmer will be permitted to farm the real estate in question during the 1997 growing season.
25. The Seller, by the executing of this contract, assigns all of their interest in and to the 1997 rent due from the tenant farmer to the purchaser herein, the rent is \$975.00 payable ~~May~~ ^{MARCH} 1997 and \$975.00 payable in November 1997. *J.C. NYC*
26. Sellers shall have until New Years Eve 1997 to remove personal property from the house and or the barn. The Purchaser further understands that ~~no~~ rent will be due therefore.
27. Seller shall pay the Real Estate taxes on the property for 1996 when issued by the appropriate tax authority in 1997 and shall show proof to the buyer that taxes have been paid.

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**W.J. Blyth
& Associates**
Financial Services

William J. Blyth - President

January 29, 1997

Leonard D. Walberg
15525 South Park Avenue
South Holland, Illinois 60473

Re: Tom and Nancy Clark to Andrew Blyth

Dear Mr. Walberg:

This letter is to confirm our acceptance of the contract, with three small changes, which your office faxed to me on January 23, 1997. The monetary terms are accepted as written.

Change number one is in Section 11. We wish to change Section 11 to read as follows:

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of the Purchaser's covenants hereunder, this agreement shall, at the option of the Seller, be terminated by Seller. Seller shall give notice to Purchaser of the default and decision to terminate the contract. Purchaser shall have 30 days to correct any default. Purchaser may pay Seller in full during this 30 day period. Purchaser shall additionally have the right to pay Seller the remaining principal amount due at any time during the lifetime of this contract without penalty. Seller shall convey the property to Purchaser when he is paid in full.

Change number two is that Section 14 should be deleted and changed to the following:

14. In the event of any litigation arising out of this agreement the prevailing party shall be entitled to recover reasonable attorney fees, costs and expenses.

Change number three is that section 16 should be deleted.

The closing date will probably be modified to when the weather gets better and Tom decides to come up North from the Florida Keys. Andrew Blyth will sign the contract when he gets back from scuba diving in Mexico. (We must be doing something wrong by working in this cold weather.)

53 West Jackson Boulevard, Suite 620 • Chicago, IL 60604
(312) 986-9580 • (312) 986-9584 Fax

Securities Offered Through Securities America, Inc. - Member NASD and SIPC
William J. Blyth, CFP® - Registered Representative

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W.J. Blyth & Associates
Financial Services

William J. Blyth - President

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Andrew Blyth has previously sent a check for \$2,000.00 to Mr. Clark. The earnest money does not need to be placed into an interest bearing account. We can close in your office or a south suburban Title office. Please send me a copy of the Title report when it is ready. Please bring the original abstract or current survey showing the approximate dimension of the property which is being conveyed. The survey or abstract should also show where the buildings are on the land and where any water lines, septic tanks or wells, electrical and gas lines are located and what easements run with the land.

At closing Seller shall provide Purchaser with a credit for any real estate transfer taxes due upon the recordation of the deed. Upon delivery of the deed, it shall be the responsibility of Purchaser to pay such taxes. Either party shall have the right to record this contract.

Very Truly yours,

Robert F. Blyth
Robert F. Blyth

ANDREW BLYTH
10-3-2 CLAREMONT
CHICAGO IL 60643
phon 773-881-0823

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